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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

February 5, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the Planning Commission's denial of a request to rezone from the Limited Commercial (C-1) and Office Building (OB) zones to the General Commercial (C-2) zone (P-9256)

LOCATION: 2700 Meadowview Road

SUMMARY

This is a request to rezone approximately 5.5+ acres from OB and C-1 to C-2 zone. The purpose of the rezoning is to allow the occupancy of an existing structure for general commercial uses and to allow future development of the vacant portions. The Planning Commission, in concurrence with staff's recommendation, denied the rezoning request and the applicant subsequently appealed the Planning Commission's decision.

BACKGROUND INFORMATION

The easterly half of the subject property (OB zone) contains a 57,000 square foot structure, formerly leased by the State of California for office space. The westerly half of the subject property (C-1 Zone) is undeveloped. The surrounding land uses consist of the former California Highway Patrol complex to the east; residential uses to the north and south; and a shopping center to the west.

The staff and Planning Commission oppose the proposed rezoning because there is a significant amount of undeveloped land and vacant structures in the C-2 zones along Florin and Meadowview Roads. In addition, staff believes that the type of uses allowed in a C-2 zone, such as a cabinet shop, auto repair, auto sales, contractor's office, mini-storage, and tire shops are less desirable for this site because of the surrounding residential uses. The applicant has not indicated the type of uses for this proposal.

APPROVED
BY THE CITY COUNCIL

FEB 10 1981

OFFICE OF THE
CITY CLERK

*Refer to CPC
for review of
C-1 zoning*


VOTE OF PLANNING COMMISSION

On January 8, 1981, the Planning Commission, by a vote of eight ayes and one no, denied the rezoning request.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the appeal subject to findings of fact due February 24, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:bw
Attachments
P-9256

February 10, 1981
District No. 8

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: January 13, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of January 8, 1981 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: Denial unjustified. Building not suited for present zoning. C-2 zoning and use of this property would be more compatible with the adjacent property use and more consistent with zoning guide lines. C-2 zoning would allow the building to be utilized in fulfilling current market demands that exist for these uses as opposed to office building. The area needs the use and employment opportunity which would be generated.

PROPERTY LOCATION: 2700 Meadowview Road, Sacramento, CA

PROPERTY DESCRIPTION: Vacant building consisting of 57,000 sq. ft. on 6+ acres.

ASSESSOR'S PARCEL NO. 053-1-010 - 26,27

PROPERTY OWNER: Joseph Mohamed, Sr.

ADDRESS: 4405 College Oak Drive, Sacramento, CA 95841

APPLICANT: Joseph Mohamed, Sr.

ADDRESS: Same

APPELLANT: *Joseph Mohamed, Sr.*

ADDRESS: 4405 College Oak Drive, Sacramento, CA 95841

FILING FEE: \$60.00 RECEIPT NO. 5740

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9256

7/80

CITY OF SACRAMENTO
(4 COPIES REQUIRED)
JAN 9 1981

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 8, 1981
 ITEM NO. 16 FILE NO. P-9256
 H-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 2700 Meadowview Road

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Lee Flemmackers</u>	
<u>Joe McInnis - 4445 College Ave. Dr., Sacramento, 95841</u>	

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	/			
Goodin	/			
Holloway	/			
Hunter	/			/
Larson	/			
Maraki		/		
Simpson	/			
Silva	/		/	
Fong	/			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph Mohamed, Sr., 4405 College Oak Drive, Sacto., CA 95841		
OWNER	Joseph Mohamed, Sr., 4405 College Oak Drive, Sacto., CA 95841		
PLANS BY	Lee A. Rennacker		
FILING DATE	11-21-80	50 DAY CPC ACTION DATE	2-12-81
		REPORT BY:	DP:hw
NEGATIVE DEC.	12-26-80	EIR	ASSESSOR'S PCL. NO. 053-010-26, 27

APPLICATION: 1. Negative Declaration
 2. Rezone from the Limited Commercial (C-1) and Office Building (OB) zones to the General Commercial (C-2) zone.

LOCATION: 2700 Meadowview Road

PROJECT INFORMATION:

General Plan Designation:	Commercial-Office
Meadowview Community Plan Designation:	Shopping-Commercial
Existing Zoning of Site:	C-1, OB
Existing Land Use of Site:	Vacant office building; vacant land

Surrounding Land Use and Zoning:

North:	Apartment complex; C-2, R-3
South:	Residential (Meadowview Village); R-1
East:	Former CHP complex; R-1
West:	Shopping Center; C-2

Parking Required:	228	Parking Provided:	201
Ratio Required:	1:250	Ratio Provided:	1:285
Property Area:	6+ acres		
Square Footage of Building:	57,000 square feet		
Significant Features of Site:	Existing structure		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		
School District:	Sacramento City Unified		

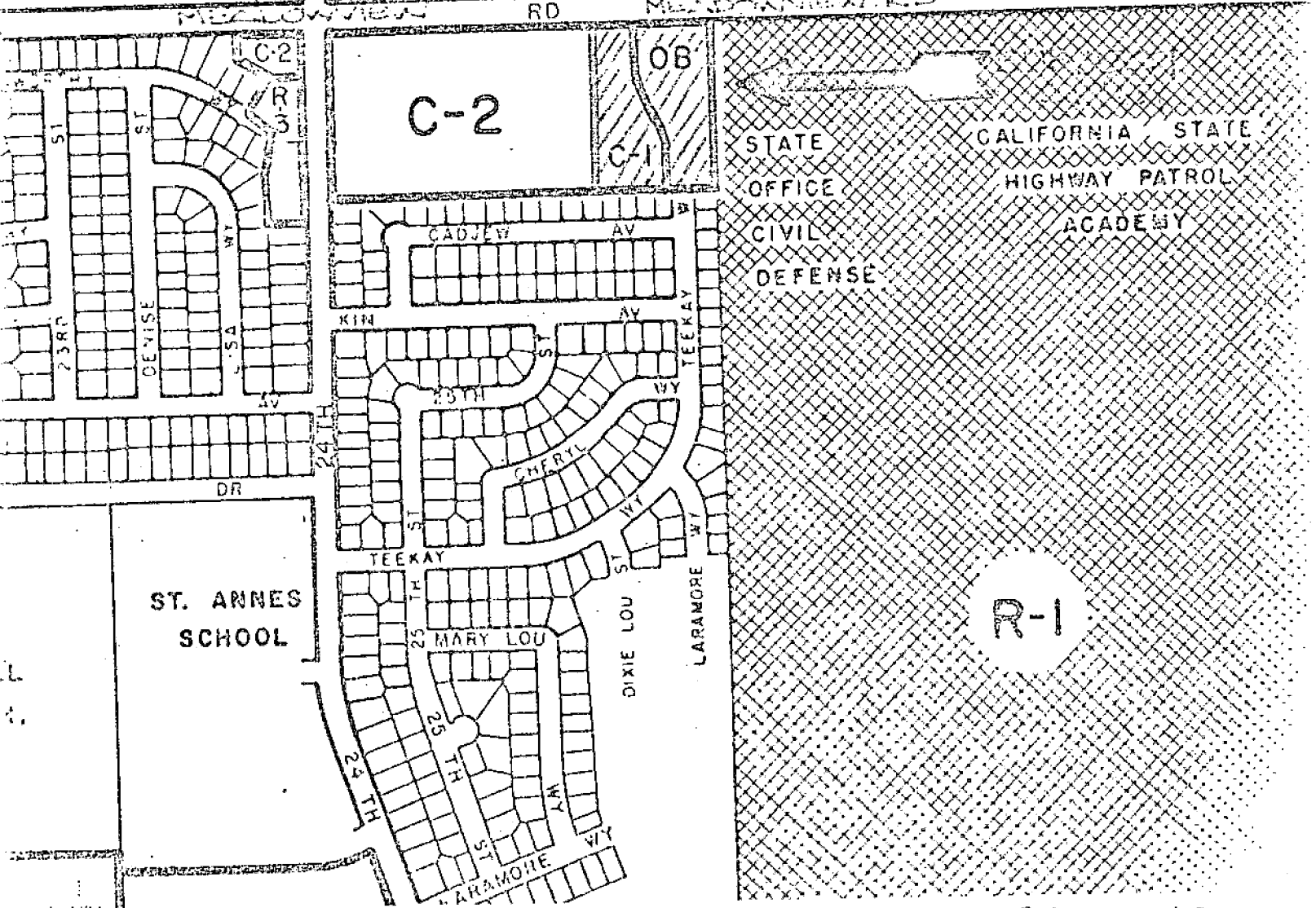
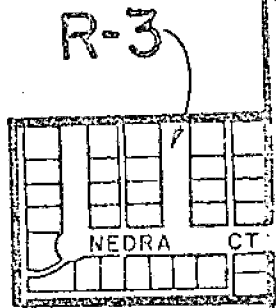
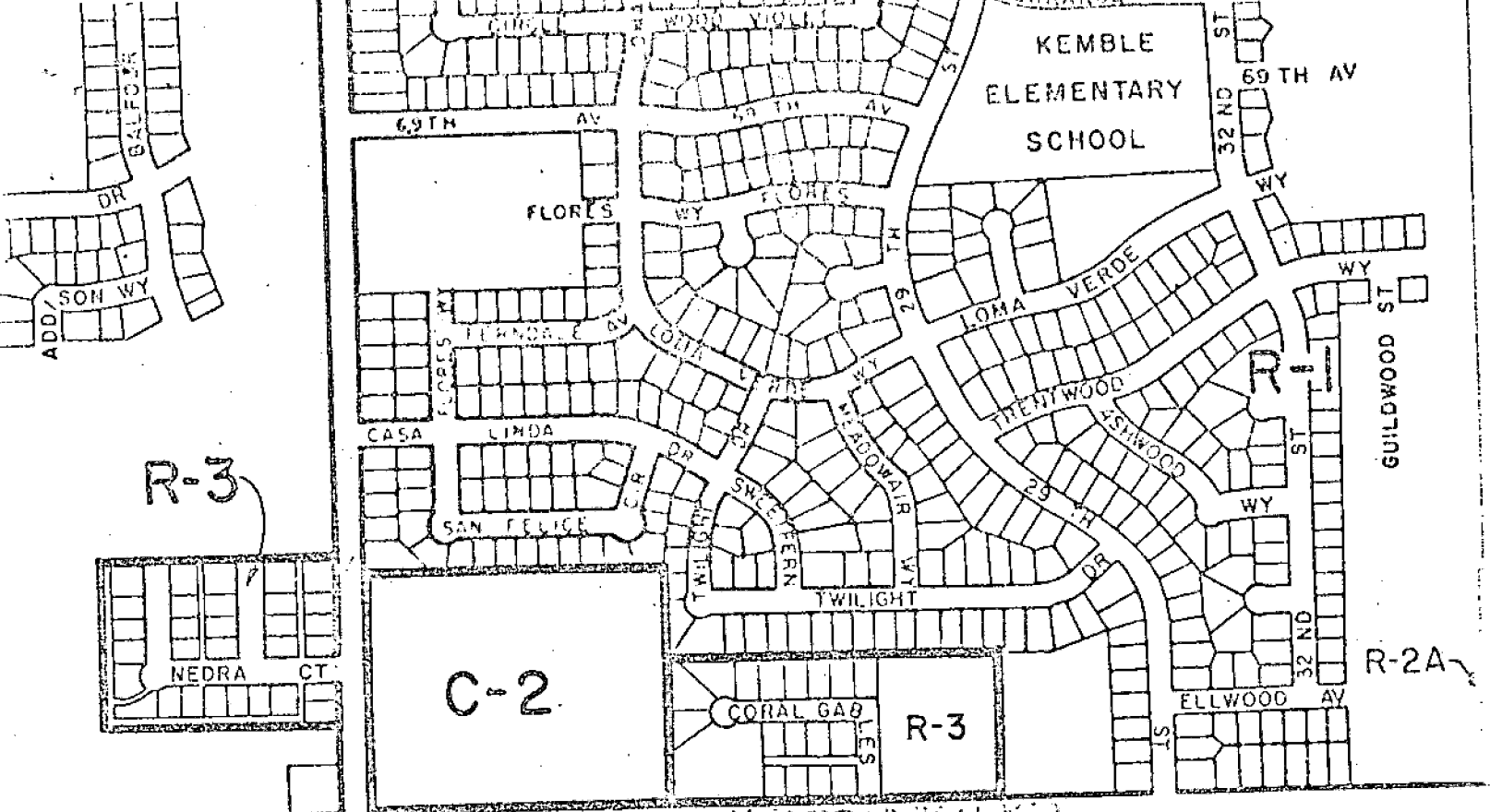
STAFF EVALUATION: The subject site contains a 57,000 square foot structure, formerly leased by the State of California for office space. A portion of the site is undeveloped, as indicated on Exhibit "A." Adjacent land uses include the former California Highway Patrol complex and a shopping center. The 4+ acre parcel containing the structure is currently zoned Office Building (OB). The 2+ acre vacant parcel is designated Limited Commercial (C-1).

Staff has the following comments regarding the proposed entitlement:

- The applicant has indicated that he does not have a user for the site. Given the amount of undeveloped land and vacant structures in the C-2 zones in the south area, particularly along Florin and Meadowview Roads, staff has difficulty supporting the applicant's request.

- The applicant is indicating 237 parking stalls on the site plan. However, only 201 stalls meet the zoning ordinance specifications. This results in a deficit of 27 spaces if a retail use were allowed on the parcel containing the structure.
- Staff is not convinced that the types of uses allowed in a C-2 zone, including a cabinet shop, auto repair, auto sales, contractor's office, mini-storage, and tire shops are desirable for this site considering the abutting residentially zoned land. Uses allowed in the C-2 zone are generally more intensive.

STAFF RECOMMENDATION: Staff recommends that the request to rezone be denied.

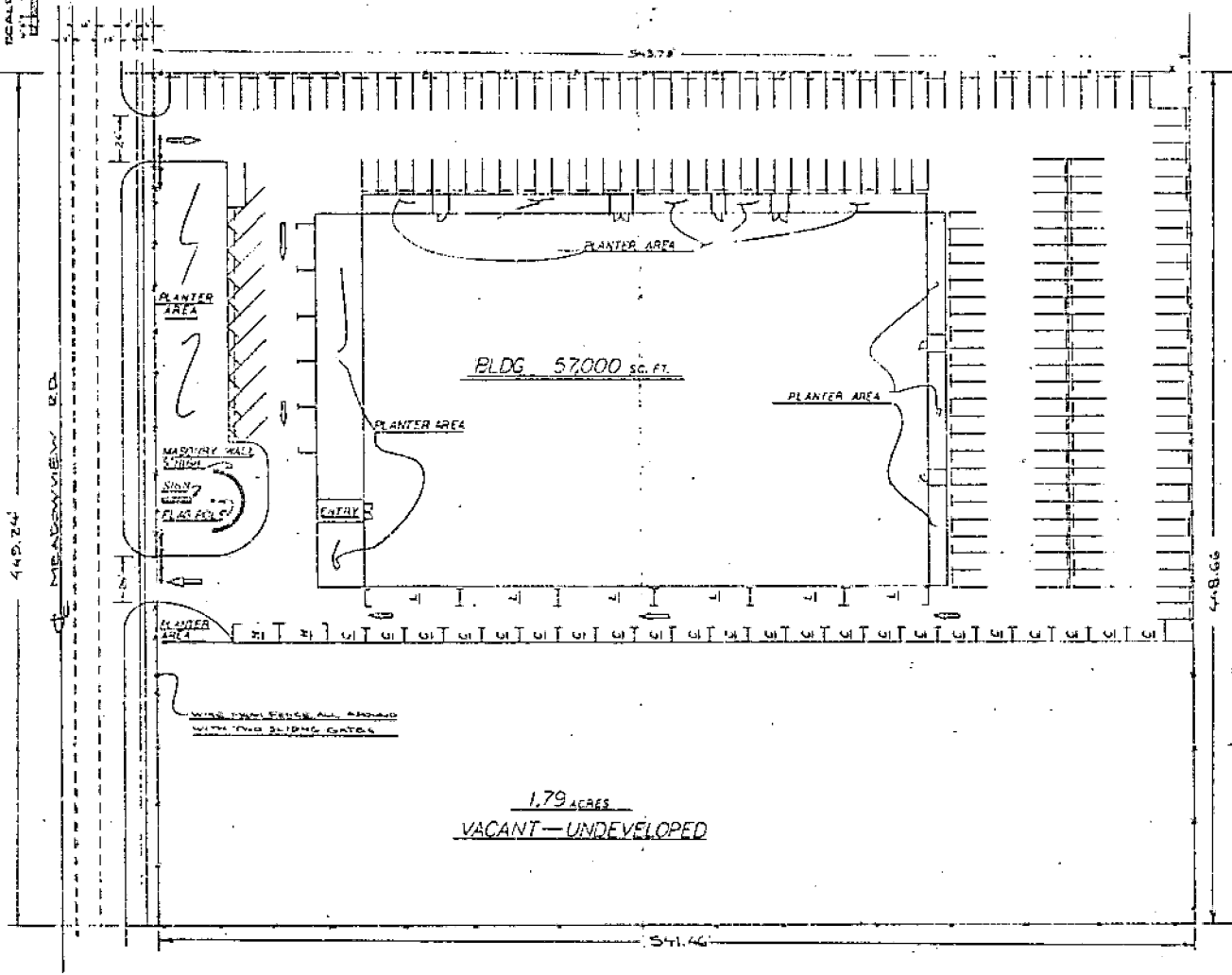


P. 9256

JANUARY 8.81

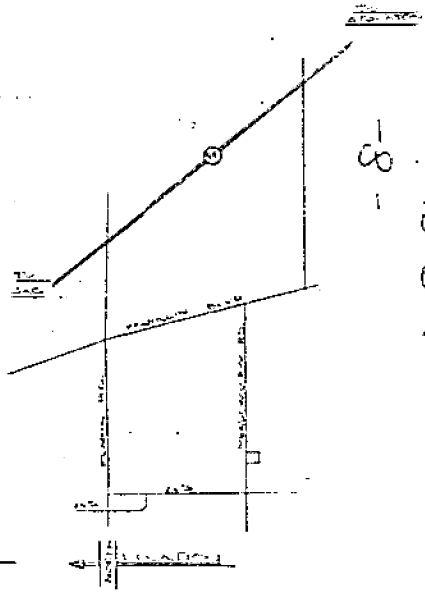
ITEM NO. 16

North
 SCALE 1" = 30'0"
 DATE 11/11/81



PARKING

REGULAR	407
HAZ-PAY	23
HANDICAPPED	8
LOADING	6
TOTAL	444



**2700 MEADOWVIEW RD.
 SACRAMENTO, CA.**

site plan
 DATE 11/11/81
 DRAWN BY [illegible]
 CHECKED BY [illegible]

Exhibit
 A

- 8 -



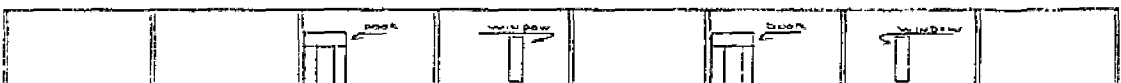
EAST ELEVATION
SCALE 3/8" = 1'-0"



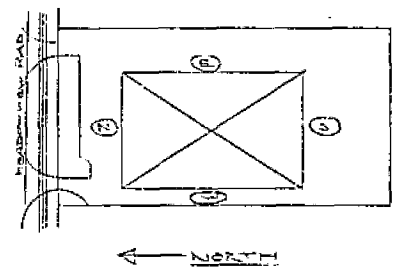
WEST ELEVATION
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"



2700 MEADOWVIEW RD.
SACRAMENTO, CA.

9-

8-81