



# CITY OF SACRAMENTO

21

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 31, 1981

APPROVED  
BY THE CITY COUNCIL

AUG - 4 1981

OFFICE OF THE  
CITY CLERK

*as amended; vacant  
parcel to remain C-1;  
secs on pg 3 adopted &  
Exhibit A as amended -  
"more restrictive zones"*

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Land Use Determination for the requested rezoning 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 Council request to determine the kind of land uses that would be allowed in the C-2 zone for the subject site. These uses would not create visual and noise impacts and would be compatible with the surrounding residential neighborhood.

Should the Council approve the rezoning request to C-2-R, staff recommends approval of the land uses listed on Exhibit A and recommends the property improvements be part of the conditional rezoning agreement.

### BACKGROUND INFORMATION

On May 28, 1981 the Planning Commission approved the rezoning request of the subject property from OB to C-1. The Planning staff, however, felt that the site should not be rezoned to C-1 or C-2 at this time because there are significant amounts of undeveloped and vacant structures in the C-2 zone along Florin and Meadowview Roads.

Subsequent to the City Council's consideration of the project, the applicant reconsidered and felt that the C-2 General Commercial zone would be more appropriate for the entire site, including the vacant portion which is now zoned C-1. The C-2 zone would permit him a wider range of uses for the site.

The City Council therefore considered the C-2 rezoning request and continued the item and directed the Planning staff to meet with the applicant and citizens of the neighborhood to determine what type of land uses should be allowed on this subject property.

On July 26, 1981 the staff met with the applicant and residents of the neighborhood and discussed and reviewed several uses which could be allowed in the C-2 zone, and uses which should not be allowed because of the detrimental impact on the neighborhood. Staff notes that the land use discussion pertains to the property with an existing structure and the applicant's vacant parcel.

The following are uses that all parties agreed should not be allowed on the subject property:

Prohibited Uses

1. Body and fender shop, auto repair
2. Used car lot
3. Cabinet shop
4. Recycling center
5. Tire shop and recapping
6. Trailer sales lot
7. Adult book stores
8. Adult entertainment
9. Massage parlour

The staff and residents believed the following list of land uses should also be included as prohibited uses because they are more intensive uses that could create noise and generate additional auto and truck traffic in the neighborhood. The applicant, Mr. Joe Mohammed, however, disagreed and believes the following uses are appropriate and less intensive than the prohibited list and should therefore be allowed:

1. Motel-hotel
2. Drive-In restaurants
3. Service stations
4. Building Contractor's shop
5. Sign shops
6. Wholesale stores and distributors
7. Recreation vehicle storage
8. Auto storage

The staff, the applicant and the residents agreed that the following uses be allowed in addition to the uses allowed in the C-1 and less restrictive zones:

1. Bakery
2. Cleaning plant
3. Mortuary
4. Printing shop
5. Restaurant-Bar
6. Auto rental
7. New car sales

The staff believes these uses are less intensive and will not significantly increase truck traffic volume in the neighborhood.

In addition, should the properties be rezoned to C-2-R, staff suggests the applicant improve the property to alleviate noise and visual pollution. These improvements should include:

1. A six-foot high masonry wall should be installed along the south property line. This would reduce the noise and visual impact onto the adjacent residential area.
2. Additional landscaping should be provided around the perimeter of the property.
3. The property should comply with the 50 percent landscaped shading requirement.
4. The existing cyclone fence should be removed from the front setback area.

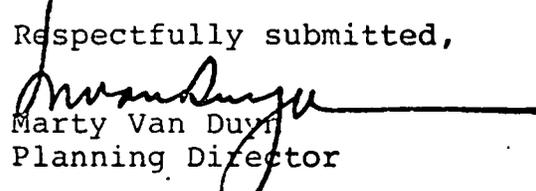
#### STAFF RECOMMENDATION

Staff recommends that the Council adopt the allowed land use categories indicated in Exhibit A. The uses indicated in Exhibit A shall apply to the developed parcel (053-010-27) and the vacant parcel (053-10-26).

In addition, staff recommends that the following conditions be required as part of the rezoning agreement:

1. A six-foot high masonry fence shall be installed along the south property line.
2. Additional landscaping shall be provided on the perimeter of the property. A landscaping plan shall be submitted to the Planning Director for review and approval.
3. The applicant shall comply with the 50 percent shading requirement.
4. The existing cyclone fence shall be removed from the front building setback area.
5. The above conditions shall be complied with prior to issuance of any Certificate of Occupancy by the City Building Division.

Respectfully submitted,

  
Marty Van Duren  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:WW:bw  
Attachments  
P-9256

August 4, 1981  
District No. 8

EXHIBIT A

ALLOWED LAND USES

In addition to the uses allowed in the C-1 and ~~low~~  
restrictive zones, the following uses are also al-  
lowed on the subject properties: (APN: 053-010-27  
and 053-010-26).

*MORE*

1. Bakery
2. Cleaning plant
3. Mortuary
4. Printing shop
5. Restaurant-Bar
6. Auto rental
7. New car sales



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

July 9, 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 recommended approval of the C-1 designation for the entire site.

### BACKGROUND INFORMATION

The project was originally considered by the City Council on February 10, 1981. At that time, the Council indicated consensus to rezone the property to C-1 instead of the C-2 which was requested by the applicant. At that time, the owner/applicant agreed to the C-1 designation. The Council, however, referred the project to the Planning Commission for comment and consideration of a C-1 designation for the site. After additional testimony and information were considered, the Planning Commission recommended approval of the C-1 designation for the site.

Subsequent to the City Council's consideration of the project on February 10, the applicant has changed his position on the C-1 zoning classification. After reconsideration, he feels that the C-2 General Commercial Zone would be more appropriate for the entire site including the vacant portion which is now zoned C-1. The C-2 zone would permit him a wider range of uses for the site.

The Planning staff believes that the site should not be rezoned to C-1 or C-2 Zones at this time. There are significant amounts of undeveloped and vacant structures in the C-2 Zone along Florin and Meadowview Roads.

Also, the rezoning of the site to a commercial designation will encourage strip commercial along Meadowview Road. This would not be consistent with the policies of the 1974 General Plan.

VOTE OF COMMISSION

On May 28, 1981, the City Planning Commission, by a vote of six ayes, two noes, one absent, recommended approval of the C-1 Zone for the site.

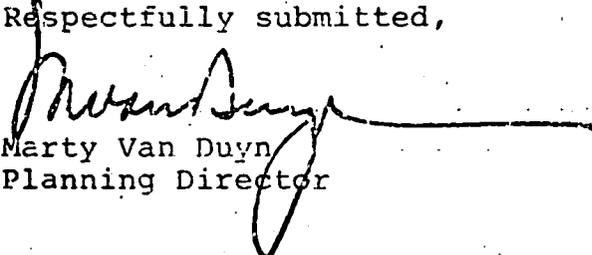
RECOMMENDATION

The Planning Commission recommends that the City Council approve the rezoning of the site to C-1 Zone. If the Council agrees with this recommendation, the proper action would be to ratify the Negative Declaration and adopt the attached Rezoning Ordinance indicated as Attachment A.

The Planning staff recommends denial of the C-1 Zone.

If the Council agrees with the C-2 Zone, the proper action would be to ratify the Negative Declaration and adopt the attached Rezoning Ordinance indicated as Attachment B.

Respectfully submitted,

  
Marty Van Duyen  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9256

July 14, 1981  
District No. 8

# 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 2700 MEADOWVIEW ROAD

FROM THE C-1 LIMITED COMMERCIAL & OB OFFICE BUILDING ZONE S  
AND PLACING SAME IN THE C-2 GENERAL COMMERCIAL  
ZONE (FILE NO. P- 9256 ) (APN: 053-010-26, 27)

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 C-1 Limited Commercial & OB Office Building zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the C-2 General Commercial zone(s).

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

P-9256

LEGAL DESCRIPTION ASP# 053-010-26,27

All that portion of the NW $\frac{1}{4}$  Section 07 Township 07 Range 05 East M.D.B.&M. described as follows; Beginning at a point on the North line of said section 07 & centerline of Meadowview Road from which point the North East corner of Meadowview Village Unit #1 according to the official plat thereof, filed in the office of the recorder of Sacramento County, California, May 16 1958 in book 49 of maps, map #4 bears North 89 41' 25" West 763.36 feet, thence from said point of beginning North 89 41' 25" East 449.24 feet along North line said section 07 & centerline Meadowview Road to the East line of the West three quarters of the West $\frac{1}{2}$  of said section 07; thence South 00 02' 30" West 593.79 feet along said East line of the West three quarters of the West $\frac{1}{2}$  of said section 07 and being a line of fence marking the West boundry of the lands of the Syate of California, to the North East corner of Meadowview Village unit #4 according to the official plat thereof filed in the office of the recorder of Sacramento County, California July 31 1959 in book 50 of maps, map #7; thence South 89 59' 10" West 446.66 feet along North boundry of said Meadowview Village Unit #4; thence North 00 00' 50" West 591.46 feet to the point of beginning.

P 9256

# 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 2700 MEADOWVIEW ROAD

FROM THE OB OFFICE BUILDING	ZONE
AND PLACING SAME IN THE C-1 LIMITED COMMERCIAL	
ZONE (FILE NO. P- 9256 ) (APN: 053-010-26, 27)	

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 OB Office Building zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the C-1 Limited Commercial zone(s).

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

P-9256

LEGAL DESCRIPTION ASP# 053-010-26,27

All that portion of the NW $\frac{1}{4}$  Section 07 Township 07 Range 05 East M.D.B.&M. described as follows; Beginning at a point on the North line of said section 07 & centerline of Meadowview Road from which point the North East corner of Meadowview Village Unit #1 according to the official plat thereof, filed in the office of the recorder of Sacramento County, California, May 16 1958 in book 49 of maps, map #4 bears North 89 41' 25" West 763.36 feet, thence from said point of beginning North 89 41' 25" East 449.24 feet along North line said section 07 & centerline Meadowview Road to the East line of the West three quarters of the West $\frac{1}{2}$  of said section 07; thence South 00 02' 30" West 593.79 feet along said East line of the West three quarters of the West $\frac{1}{2}$  of said section 07 and being a line of fence marking the West boundry of the lands of the Syate of California, to the North East corner of Meadowview Village unit #4 according to the official plat thereof filed in the office of the recorder of Sacramento County, California July 31 1959 in book 50 of maps, map #7; thence South 89 59' 10" West 448.66 feet along North boundry of said Meadowview Village Unit #4; thence North 00 00' 50" West 591.46 feet to the point of beginning.

P 9258

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 28, 1981  
 ITEM NO. 3 FILE NO. P-4256  
M-

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

Recommendation:

Favorable

Unfavorable

LOCATION: 2700 Meadowview Road

Petition  Correspondence

PROPOSERS

NAME

ADDRESS

Joseph Mohamed, Jr. - 4405 College Park Dr., Sacramento 95841  
Caroline Doty - 2860 Florin Road, Sacramento  
Jerry LaMarche - 2860 Florin Road, Sacramento

OPPOSERS

NAME

ADDRESS

OPTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	END
Augusta		<input checked="" type="checkbox"/>		
Long	<input checked="" type="checkbox"/>			
Woodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Kinter	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Layson	<input checked="" type="checkbox"/>			
Kiraki	<input checked="" type="checkbox"/>			
Silva		<input checked="" type="checkbox"/>		
Harrison	<input checked="" type="checkbox"/>			

- 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 to C-1 & FORWARD TO CITY COUNCIL
- TO STATE NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_



- 3. The applicant has indicated that he does not have a user for the site.
- 4. The rezoning of the site for commercial uses would encourage the rezoning of other sites to the east that are also developed with non-residential buildings and located in residential zones. This would promote strip commercial along Meadowview Road.

The amount of vacant acreage zoned for commercial uses, coupled with the unoccupied building square footage in the surrounding area, make it difficult for staff to recommend in favor of the applicant's request. Also, rezoning of this site to C-1 zone would encourage other adjacent sites to seek a similar request, thereby encouraging strip commercial.

STAFF RECOMMENDATION: Staff recommends that the request be denied.

P-9256

April 23, 1981  
~~March 12, 1981~~  
~~May 13, 1981~~  
 MAY 28, 1981

Item No. 18  
 2  
 2  
 3



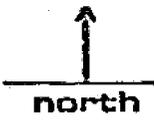
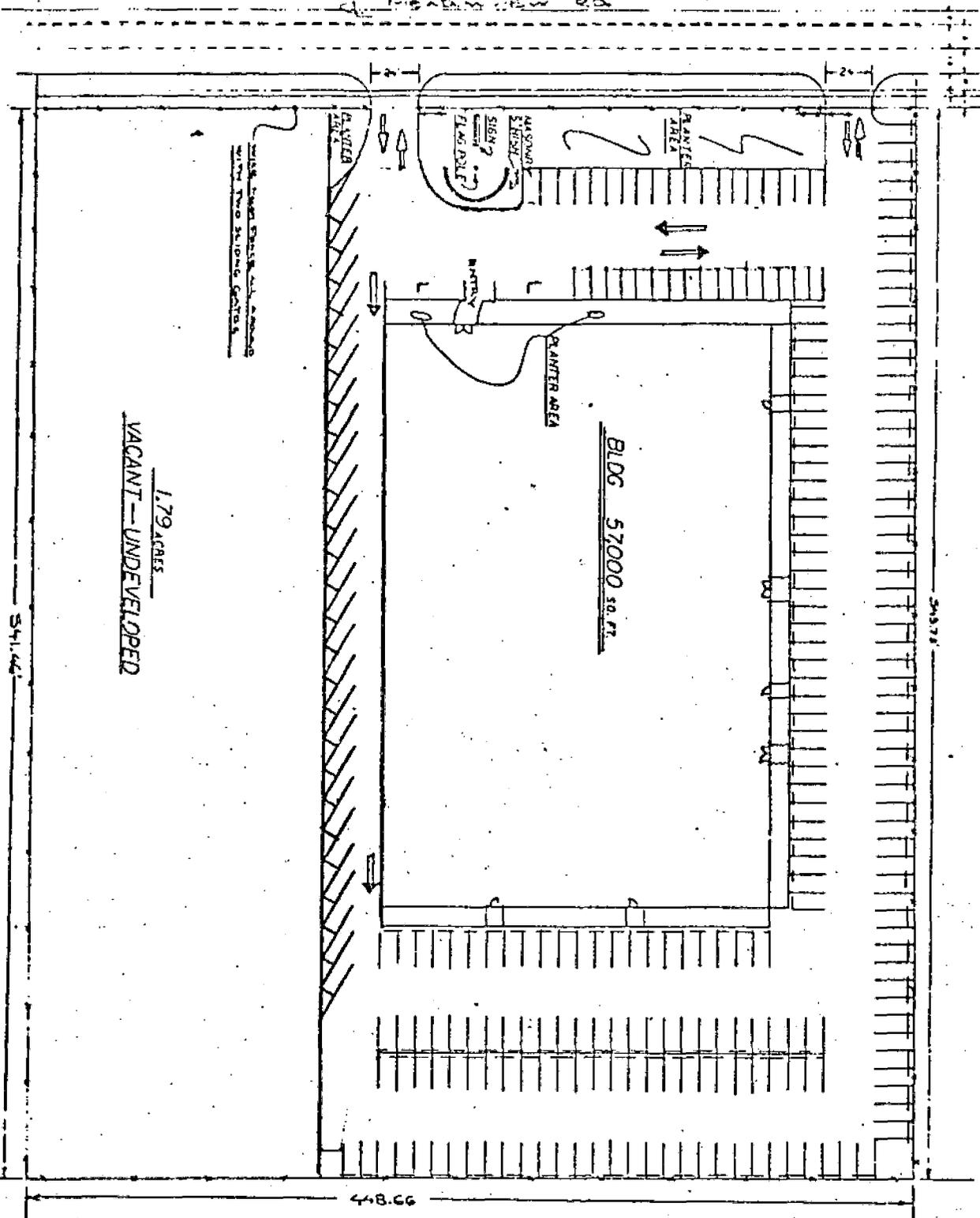
Item No. 1602

MAY 28-87

4-23-81  
3-12-81

-11-

P-9256



LOT 2.33 AC. NET  
BLDG 57,000 SQ. FT.  
PARKING 250

REGULAR 250  
LOADING 2

2700 MEADOWVIEW RD.  
SACRAMENTO, CA.

---site plan---

Each Major Entrance  
Must Carry One (1) 12' x 12' Sign  
Other Dimensions 11-19-80  
C.E. 11-19-80

P-9256

-12-

MAY 28, 1981  
5-13-81  
7-23-81  
3-12-81



EAST ELEVATION  
SCALE 3/4" = 1'-0"



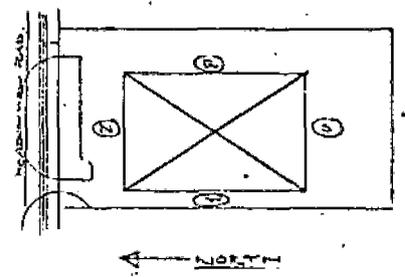
WEST ELEVATION  
SCALE 3/4" = 1'-0"



NORTH ELEVATION  
SCALE 3/4" = 1'-0"



SOUTH ELEVATION  
SCALE 3/4" = 1'-0"



8700 MEADOWVIEW RD.  
SACRAMENTO, CA.

Item No. H# 2