



3.1

NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

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

September 22, 1998

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

OCT 6 1998

Honorable Members In Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 53RD & FOLSOM REZONE

- A. Rezone 0.63± developed acres from Standard Single Family (R-1) and General Commercial (C-2) to General Commercial Review (C-2-R) at 5230 Folsom Boulevard (P97-126).**

LOCATION: 5230 Folsom Blvd. (District 3)

RECOMMENDATION: City Planning staff and the Planning Commission recommend the following actions by the City Council:

- A. Adopt the attached Ordinance approving the Rezone of 0.63± developed acres from Standard Single Family (R-1) and General Commercial (C-2) to General Commercial Review (C-2-R).

CONTACT PERSONS: Brad Shirhall, Associate Planner, 264-7483
Steve Peterson, Senior Planner, 264-5981

FOR CITY COUNCIL MEETING OF: October 6, 1998

SUMMARY: The subject parcel has two zoning designations, one of which is inconsistent with the Community/Neighborhood Commercial and Office designation in the City's General Plan. The requested rezoning will bring the zoning in conformance with the adopted land use for this site and provide a single zone on the subject parcel. An application for a Taco Bell drive-up service facility and related entitlements including this rezone was filed in November 1997. On

CONTINUED

FROM 10-1-98
TO 10-6-98 for renoticing (staff)

53rd and Folsom Rezone
October 6, 1998
Page 2

April 23, 1998 the Planning Commission denied the project. The rezone recommendation was forwarded to the City Council.

VOTE OF PLANNING COMMISSION: On April 23, 1998, by a vote of eight ayes, the Planning Commission recommended approval of Rezoning 0.09± acres from Standard Single Family (R-1) to General Commercial (C-2).

BACKGROUND: On June 14, 1960, the City Planning Commission approved a Special Permit for a parking lot on 0.09± acres in the R-1 zone. This parking area was subsequently used by the land owner for various office space uses, the latest of which was a Bank of America. The 6,500 square foot bank building has been closed since July, 1996. One year after closure of the bank the Special Permit expired as per Section 15 of the City Zoning Ordinance.

On April 23, 1998, the City Planning Commission heard and denied an application for a Special Permit to establish a fast food drive-up service facility, and a Variance to operate that use past 10:00 P.M. As part of the same application and with the consent of the property owner, staff sponsored a rezone of a portion (0.09± acres of 0.63± total acres) of the property that has a Standard Single Family (R-1) zoning designation to the General Commercial (C-2) zone, thereby matching the remainder of the 0.63 acre parcel. The General Commercial (C-2) zone allows for the sale of commodities, or performance of services, including repair facilities, small wholesale stores or distributors, and limited processing and packaging. The intent of the rezone is to "clean-up" the split-zoned parcel so that it has the same zone over its entire area, and to ensure consistency between the General Plan and the Zoning Ordinance as defined in General Plan Section 9-4. The entire parcel is designated as Community Neighborhood/Commercial and Offices by the City's General Plan which is inconsistent with the Standard Single Family (R-1) zone.

Staff has since revised the rezone request to include a Plan Review (R) designation for the entire parcel. The Plan Review (R) designation attached to the zone will ensure that future development of the site will be subject to Plan Review by the City Planning Commission. According to Section 35 of the Zoning Ordinance, a Plan Review allows the Planning Commission to ensure, among other things, that a proposed development is consistent with the General Plan, and applicable community and specific plans; that the utilities and infrastructure are sufficient to support the development; and that the proposed development is compatible with surrounding development.

53rd and Folsom Rezone
October 6, 1998
Page 3

FINANCIAL CONSIDERATIONS: None

ENVIRONMENTAL CONSIDERATIONS: On April 23, 1998, the Sacramento City Planning Commission ratified the Negative Declaration for P97-126 also known as the 53rd Street Taco Bell. The Negative Declaration focused on the potential environmental effects of establishment of the Taco Bell development. No significant impacts were identified for the Taco Bell or for the rezone.

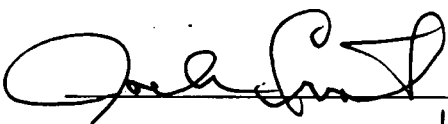
POLICY CONSIDERATIONS: The subject site has been designated as Community/Neighborhood Commercial and Office in the City's General Plan. However, at the time of General Plan adoption, the parcel, like many others throughout the City, was not rezoned to achieve consistency with the General Plan Designation. To achieve this consistency, City policy has been to pursue rezones of these properties when entitlement applications are processed.

MBE/WBE EFFORTS: None.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Manager

APPROVED:


JACK CRIST
Director,
Neighborhoods, Planning,
and Development Services Dept.

53rd and Folsom Rezone
October 6, 1998
Page 4

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

Attachments:
Ordinance Amending the Zoning
City Planning Commission Staff Report
Vicinity Map
Rezone Exhibit

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APPROVED
BY THE CITY COUNCIL

ORDINANCE NO. 98-040 as Amended

OCT 6 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 0.63± DEVELOPED ACRES OF PROPERTY LOCATED AT 5230 FOLSOM BOULEVARD FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND THE GENERAL COMMERCIAL (C-2) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE.

(P97-126)

(APN: 008-0433-022)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

The property described in the attached Exhibit which is in the Standard Single Family (R-1) zone and the General Commercial (C-2) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the General Commercial Review (C-2-R) zone.

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.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

MAYOR

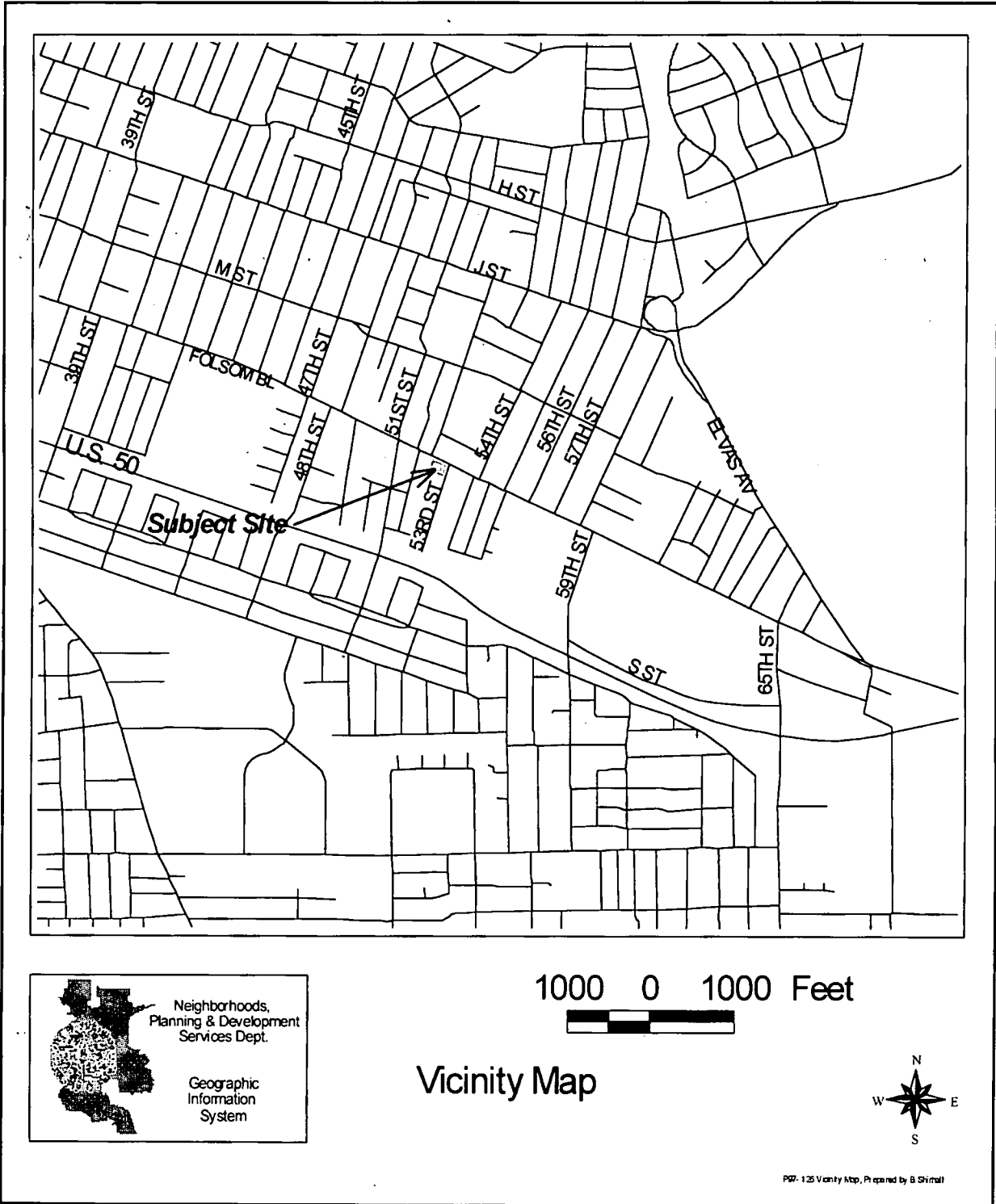
CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

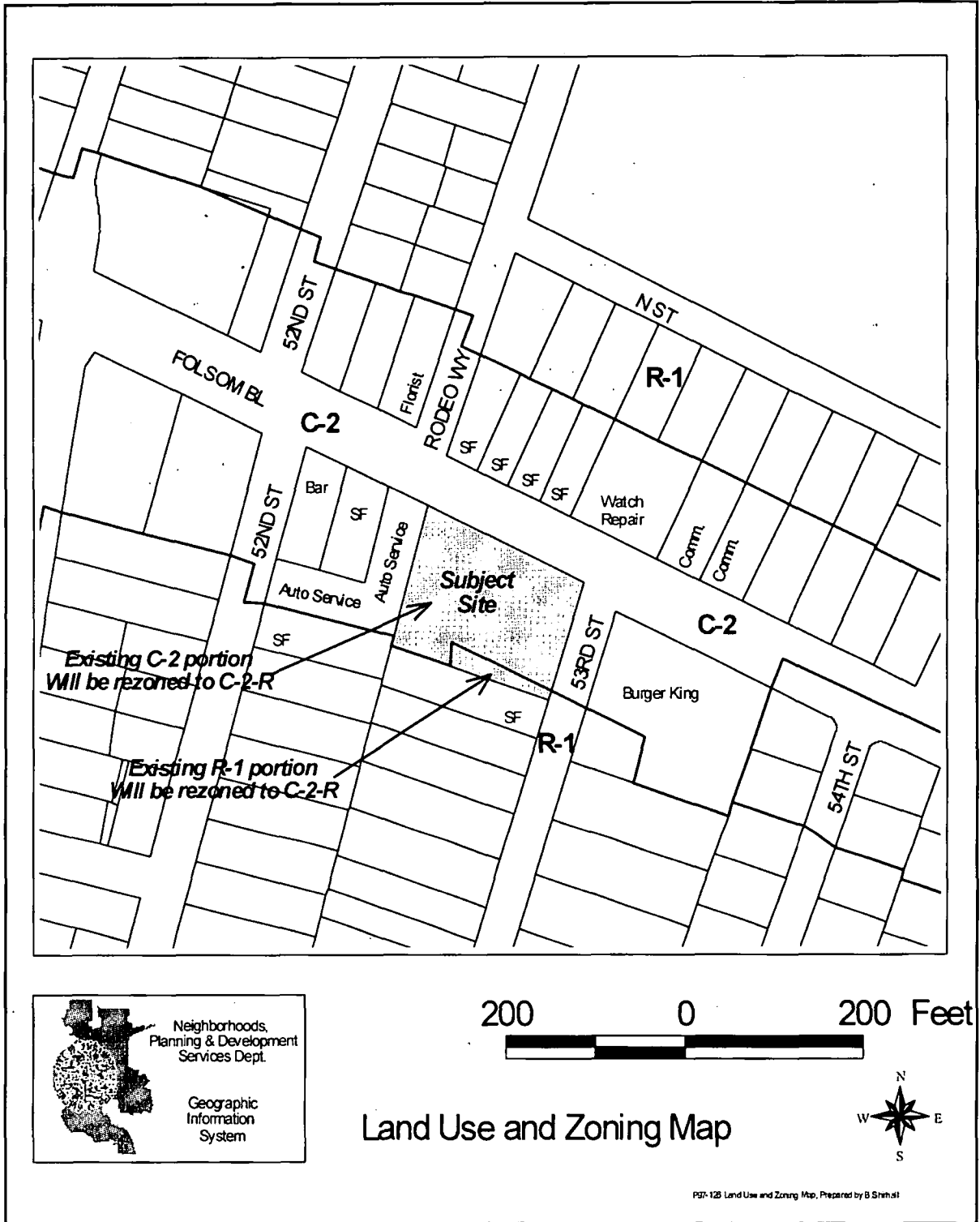
DATE ADOPTED: _____

Attachment D



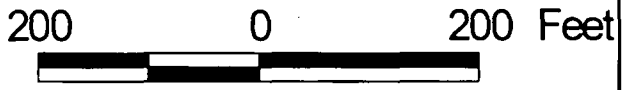
PW- 125 Vicinity Map, Prepared by B Shimal

Attachment D



Neighborhoods,
Planning & Development
Services Dept.

Geographic
Information
System



Land Use and Zoning Map



P57-128 Land Use and Zoning Map, Prepared by B. Shih-st



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NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
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95814-2998

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

September 22, 1998

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: 53RD & FOLSOM REZONE

- A. **Rezone 0.63± developed acres from Standard Single Family (R-1) and General Commercial (C-2) to General Commercial Review (C-2-R) at 5230 Folsom Boulevard (P98-126).**

LOCATION: 5230 Folsom Blvd. (District 3)

RECOMMENDATION: City Planning staff and the Planning Commission recommend the following actions by the City Council:

- A. Adopt the attached Ordinance approving the Rezone of 0.63± developed acres from Standard Single Family (R-1) and General Commercial (C-2) to General Commercial Review (C-2-R).

CONTACT PERSONS: Brad Shirhall, Associate Planner, 264-7483
Steve Peterson, Senior Planner, 264-5981

FOR CITY COUNCIL MEETING OF: October 1, 1998 (afternoon session)

SUMMARY: The subject parcel has two zoning designations, one of which is inconsistent with the Community/Neighborhood Commercial and Office designation in the City's General Plan. The requested rezoning will bring the zoning in conformance with the adopted land use for this site and provide a single zone on the subject parcel. An application for a Taco Bell drive-up service facility and related entitlements including this rezone was filed in November 1997. On



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3.1

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

September 14, 1998

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-01-98

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REMOVING 0.63± DEVELOPED ACRES OF PROPERTY LOCATED AT 5230 FOLSOM BOULEVARD FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND THE GENERAL COMMERCIAL (C-2) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE. APN: 008-0433-022 (P97-126)

LOCATION AND DISTRICT: 5230 Folsom Boulevard
D3

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to October 1 1998.

CONTACT PERSON: Brad Shirhall, Associate Planning, 264-7483

FOR COUNCIL MEETING OF: September 22, 1998

SUMMARY:

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

53rd & Folsom Boulevard Rezone - P97-126
September 14, 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.

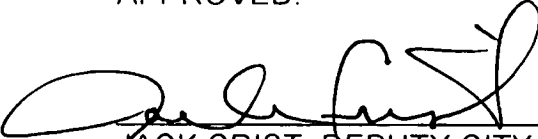
Respectfully submitted,



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 _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 0.63± DEVELOPED ACRES OF PROPERTY LOCATED AT 5230 FOLSOM BOULEVARD FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND THE GENERAL COMMERCIAL (C-2) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE.

(P97-126)

(APN: 008-0433-022)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

The property described in the attached Exhibit which is in the Standard Single Family (R-1) zone and the General Commercial (C-2) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the General Commercial Review (C-2-R) zone.

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.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

** TRANSMIT CONFIRMATION REPORT **

Journal No. : 004
 Receiver : DLY RECORDER
 Transmitter : SACRAMENTO CITY CLERK
 Date : Sep 10, 98 10:06
 Time : 00'42
 Mode : NDRM
 Document : 01 Pages
 Result : O K

... hour of 2:00 p.m.,
 ... meeting(s) will be held in the City Council Chambers, City Hall, Second Floor,
 915 I Street, Sacramento, California:

1. **P97-126** **53rd & Folsom Boulevard Rezone**
 Entitlements to rezone 0.09± partially developed acres from Standard Single Family (R-1) to General Commercial (C-2) zone located at 5230 Folsom Blvd., APN:008-0433-022 (D3)
 A. **Environmental Determination:** Negative Declaration
 B. **Rezone 0.09±** acres in the Standard Single Family (R-1) zone to General Commercial (C-2) zone

2. **P98-069** **Golden 1 Credit Union/Rezone at 6701 4th Ave.**
 Entitlements to rezone 2.86± developed acres with an existing 44,688 sq. ft. office building (Golden 1 Credit Union) from Light Industrial (M-1) to General Commercial (C-2), APN: 015-0023-008 and 015-0023-006, (D6)
 A. **Environmental Determination:** Categorical Exemption 15305;
 B. **Rezone 2.86±** developed acres from the Light Industrial (M-1) zone to the General Commercial (C-2) zone.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
 CITY CLERK

AD NO. 8732
 RUN 1 TIME: SEPTEMBER 14, 1998
 2 PUB PROOFS

Post-it® Fax Note	7671	Date	# of pages ▶
To <i>Barbara</i>		From <i>Carolynn</i>	
Co./Dept. <i>Daily Recorder</i>		Co. <i>City Clerk's Office</i>	
Phone # <i>444-2355</i>		Phone # <i>264-5427</i>	
Fax #		Fax #	

CITY OF SACRAMENTO
ORDINANCES

P97-126
P98-069

On September 22, 1998, the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of **Thursday, October 1, 1998**. In accordance with Sacramento City Charter Section 32, the titles are herein published:

1. ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 0.63± DEVELOPED ACRES OF PROPERTY LOCATED AT 5230 FOLSOM BOULEVARD FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND THE GENERAL COMMERCIAL (C-2) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE. (P97-126) (APN: 008-0433-022)
2. ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REZONING PROPERTIES LOCATED 6507 4TH AVENUE FROM LIGHT INDUSTRIAL (M-1) TO GENERAL COMMERCIAL (C-2) (APN: 015-0023-006 AND 008) (D6) (P98-069)

Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
CITY CLERK

AD NO.: 8735
RUN ONE TIME: SEPTEMBER 25, 1998
2 PUB PROOFS

** TRANSMIT CONFIRMATION REPORT **

Journal No. : 001
Receiver : DLY RECORDER
Transmitter : SACRAMENTO CITY CLERK
Date : Sep 23,98 7:51
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Mode : NORM
Document : 02 Pages
Result : O K