

SACRAMENTO CITY PLANNING COMMISSION

November 14, 1967

MEMBERS IN SESSION:

SUBJECT: Application for Rezoning. Parcels 1 & 2, A. A. Heilbron Survey and South Land Park Terrace. (Sutterville Road & South Land Park Drive near Del Rio Road). C-1 Limited Commercial to C-2 General Commercial Zone.

The subject property is a vacant parcel of land situated between the Shell Service Station on the southwest corner of Sutterville Road and Del Rio Road, and extending westerly to the railroad right-of-way of the Walnut Grove Branch of the Southern Pacific Railroad. The property, some 2.2+ acres, has approximately 426 feet of frontage on Sutterville Road and 228 feet on South Land Park Drive. It is a part of the retail complex now containing a shopping center and two service stations. The entire complex is located in the C-1 Limited Commercial Zone with the two service stations existing as legal non-conforming uses.

Attached hereto is a copy of the staff report submitted at the October 24, 1967 meeting of the Commission which listed the sequence of actions by the Commission and City Council during the 1950's leading to the present development and zoned status of this center.

All actions to date indicate the property is considered suitable for expansion of the existing retail complex. The basic question to be determined in this application is whether a less restrictive zoning should be permitted on the remaining acreage.

The applicant has requested rezoning of the undeveloped portion of the retail center to a C-2 General Commercial zone. The proposed land uses are a service station adjacent to the existing Shell Station on the southwest corner of Sutterville and Del Rio Roads and an office complex plus possible commercial uses on the balance of the undeveloped area. In considering the request of the applicant, the following items should be noted:

1. The existing retail complex is a neighborhood shopping center providing goods and services primarily for the surrounding area.
2. A wider range of goods and services appears adequately provided for in the strip commercial development along Freeport Boulevard approximately one-half mile to the east.

3. It should be noted at the outset that a change in zoning from C-1 to C-2 is not required for development of an office building complex. Offices are a permitted use in the C-1 zone.
4. There are two existing service stations already located at the major intersection of this complex. There is no indication that more service stations are required by the surrounding neighborhood.
5. Sutterville Road will connect with an interchange of Interstate Freeway Route 5 sometime in 1970. This interchange, however, will be located approximately one-half mile to the west of the subject location.
6. The attached report submitted to the Commission at its October 24, 1967 meeting lists the various uses permitted in the C-2 Zone which are not permitted in the present C-1 zoning of the property. A blanket rezoning of this property would permit any one of these uses to be established.

Respectfully submitted,


JOSEPH AVENA
PLANNING DIRECTOR

SACRAMENTO CITY PLANNING COMMISSION

October 10, 1967

MEMBERS IN SESSION:

SUBJECT: Chronology of Actions Affecting Lot A
Parcels 1 & 2, A. H. Heilbron Survey, and South
Land Park Terrace. Report on Request to initiate
rezoning from C-1 to C-2.

On November 21, 1952, the City Council adopted Ordinance No. 1692, officially annexing the Sutterville Heights Area. At the same time, Ordinance No. 1693 was adopted to apply interim zoning controls over the use of land and buildings in the area.

The purpose of the interim ordinance was to apply temporary controls to the area while a land use inventory, a land use plan, and zoning plans were being prepared. Since the Commission was already engaged in this same task on a comprehensive city-wide basis, it was determined that all annexed areas including Sutterville Heights should be controlled by interim ordinance until the new zoning ordinance (Zoning Ordinance 1963-4th Series) was adopted.

At the time of annexation, a permit issued by the county, to build a service station on the southeast corner of Sutterville Road and Del Rio Road, was outstanding and was honored by the City. The County had zoned this property for commercial use prior to annexation. The service station on the southwest corner was also approved under the interim zoning procedure subsequent to annexation of the area.

Acting under the provisions of interim zoning controls, on July 6, 1954, the Planning Commission held hearings on the proposed Land Park Shopping Center. There were many objections from neighboring home owners that the commercial area should continue to be restricted to the smaller site between Land Park Drive and Sutterville Road. However, since some of this property was to be acquired for anticipated street widening, this would have rendered the site inadequate and the larger site was approved and the shopping center subsequently built.

On January 4, 1955, the first hearing on the proposed new zoning ordinance was held for the Sutterville Heights and West Fruitridge Pannhandle areas. At that hearing spokesmen for the South Land Park Terrace Home Owners Association requested that all the various parcels in the Land Park Shopping Center area be zoned C-1 limited commercial

for better land use and development control rather than the C-2 general commercial zone. This request was concurred in by the Planning Commission, and the area has been so zoned since that time.

Following this chronology is a list of the land uses permitted in the C-2 General Commercial zone which are not permitted in the C-1 zone. It is the general commercial character of these permitted uses which was apparently of concern to the local home owners association some years back.

Ambulance Service
Indoor Amusement Center
Assaying Office & Lab
Auction House
Auto Dealer
Auto Parts House
Auto Repair Shop
Auto Rental Co.
Auto Storage Garage
Auto Body & Fender Shop
Auto Car Wash
Sauna, Turkish Bath
Billiard Parlor
Blueprinter
Boat Sales Yard
Bowling Alley
Business College
Cabinet Shop
Canteen or Vending Service Center
Commercial Cleaning Plant
Contractor's Shop
Dance Hall
Retail Merchant Discount House
Drive-In Restaurant
Electrical Contractor
Equipment Rental & Sales Yard
Retail Feed Store
Framing Contractor
Frozen Food Locker
Funland & Penny Arcade
Funeral Home or Mortuary
Furniture Refinishing
General Contractor
Glasser Shop
Heating & Sheet Metal Contractor
Hotel
Household Goods Storage

Indoor Sports Arena
Janitorial Service Co.
Labor Temple
Commercial Laundry
Linen or Towel Supply Co.
Motel
Motorcycle & Power Scooter Sales & Serv.
Nursery, Plants Etc.
Painting Contractor
Pawn Shop
Photo Engraving Shop
Commercial Photo Lab.
Plumbing Contractor
Printing Plant
Public Utility Communications Bldg.
Roofing or Bldg. Contractor
Second Hand Store
Service Station
Sheetrock or Plastering Contractor
Sign Shop
Skating Rink
Bus Station
Terminal-Taxi Business
Barber/Dermatologist
Theatre
Tile Contractor
Tire Shop, incl. recapping
Trailer Sales Yard
Trade School
Upholstery Shop
Used Car Lot
Wedding Chapel
Wholesale Stores & Distributors.

Respectfully submitted,

Joseph Avila
JOSEPH AVILA

Planning Director

PETITION TO REZONE for Service Station, General Commercial, and office building complex.

Existing Use: Unimproved Land

APPLICANT: Dillon & Cavanaugh, Suite 402, 926 J Building, Sacramento

PROPERTY: South side of Sutterville Road, approximately 248' west of the intersection of South Land Park Drive. A. H. Heilbron Survey and Westerly fractional 227.86' of Lot "A" South Land Park Terrace.

No. Parcels: 2

Aggregate Size: Approx. 2.2 acres

ZONING: Existing: C-1 Limited Commercial
Proposed: C-2 General Commercial.

Director's Report Attached.

