



APPROVED
BY THE CITY COUNCIL

NOV 5 1998

OFFICE OF THE
CITY CLERK

3.1

CITY OF SACRAMENTO
CALIFORNIA

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PH 916-264-5381
FAX 916-264-5328

October 20, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tribute Road Rezone - P98-077

Entitlements to change the use and design of an existing 39,150 square foot light industrial building on 5.82 developed acres in the Point West PUD.

- A. **Categorical Exemption** (Section 15301 & 15305);
- B. **Rezone** the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);
- C. **PUD Schematic Plan Amendment** to redesignate a 39,150 square foot building from light industrial to office use.

LOCATION/COUNCIL DISTRICT: 1770 Tribute Road, west of Capital City Freeway, north of American River, south of Heritage Inn (former Beverly Garland hotel), District 3

RECOMMENDATION:

Planning staff recommends that the City Council approve the Categorical Exemption, Rezone, and PUD Schematic Plan Amendment for 1770 Tribute Road.

1770 Tribute Road Rezone - P98-077

October 20, 1998

CONTACT PERSON: Thomas Pace, Assistant Planner 264-6848
Scot Mende, Senior Planner 264-5894

FOR COUNCIL MEETING OF: November 5, 1998 (Afternoon)

SUMMARY: The applicant, Taylor & Hooper, has requested the Rezone and PUD Schematic Plan Amendment to allow a change of use in an existing building from light industrial to office use. The proposal is consistent with the General Plan which designates the site for Regional Commercial and Offices and would be consistent with the Office Building zoning on the adjacent parcel to the west.

BACKGROUND:

On January 12, 1971, the City Council approved the designation of the Point West PUD and Schematic Plan (of which the subject site is a part). On April 14, 1977, the Planning Commission approved a Special Permit (P7726) for a firm called Exploration Logging to build the two buildings currently found on the site. The two buildings were designated for office (west building) and "production," or light manufacturing of instruments for gas and oil well drilling operations (east building).

The corner parcel to the west of the subject site was split off of the original parcel in 1977 (P7933), and, in 1984, the corner parcel was rezoned to Office Building (OB-R-PC-PUD), the Schematic Plan was amended, and a Plan Review and PUD Special Permit were issued for the office building (P84-151).

Since that time, a church was issued a Special Permit to occupy 21,000 square feet of the east building (P88-143, April 28, 1988). The church will continue to occupy a portion of the east building and the remainder of the building appears to be occupied by one or more small light industrial-type businesses. The two-story west building is vacant at this time.

COMMITTEE/COMMISSION ACTION: The Planning Commission, on October 8, 1998, voted eight to zero recommending approval of the Categorical Exemption, Rezone, and PUD Schematic Plan Amendment and approved a PUD Special Permit Modification to allow office use in the building and to modify the building's exterior, parking lot design and landscaping.

FINANCIAL CONSIDERATIONS: None.

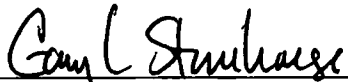
ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined that the proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15301 and 15305).

1770 Tribute Road Rezone - P98-077
October 20, 1998

POLICY CONSIDERATIONS: The proposed project would be consistent with the policies of the General Plan and the Point West PUD.

MBE/WBE: None.


Respectfully Submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

APPROVED:



JACK CRIST, Deputy City Manager
Neighborhoods, Planning and
Development Services

Attachments:

Attachment 1	Ordinance Rezoning 5.82 acres
Exhibit A	Rezone Exhibit
Attachment 2	Resolution Amending PUD Schematic Plan for 1770 Tribute Road
Exhibit B	Amended PUD Schematic Plan
Attachment 3	Vicinity Map
Attachment 4	Voting Record - City Planning Commission

100

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100

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APPROVED
BY THE CITY COUNCIL

ORDINANCE NO. 98-048

NOV 5 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING A PROPERTY LOCATED AT 1770 TRIBUTE ROAD IN THE POINT WEST PUD FROM THE LIGHT INDUSTRIAL-REVIEW-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (M-1S-R-PC-PUD) ZONE AND PLACING THE SAME IN THE OFFICE BUILDING-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (OB-PC-PUD) ZONE

(P98-077) (APN: 277-0285-007)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit which is located at 1770 Tribute Road in the Light Industrial-Review-Parkway Corridor-Planned Unit Development (M-1S-R-PC-PUD) Zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building-Parkway Corridor-Planned Unit Development (OB-PC-PUD) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on October 8, 1998, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 2550, Fourth Series.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described 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

P98-077

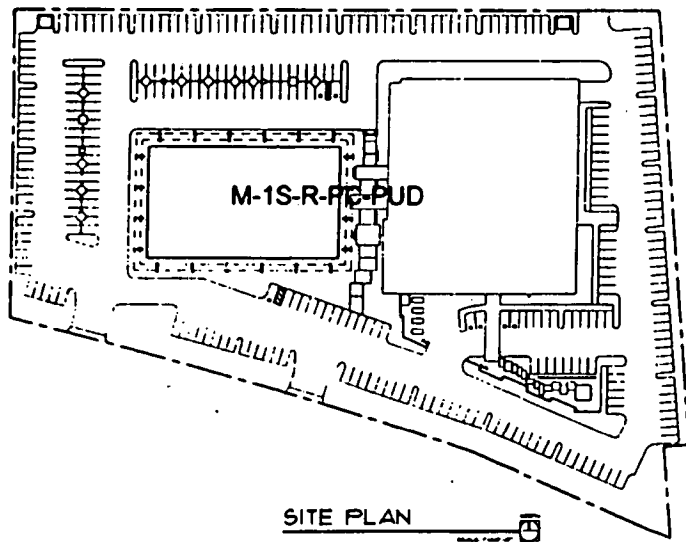
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

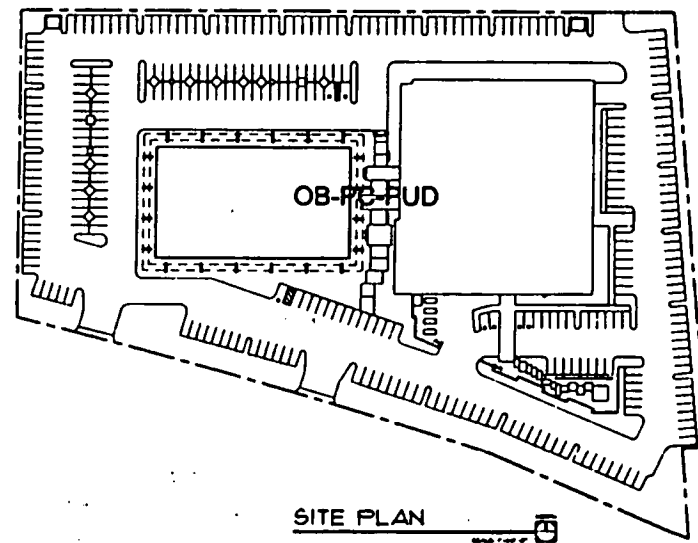
DATE ADOPTED: _____

Rezoning Exhibit
1700 - 1770 Tribute Road
City of Sacramento California

Existing Zoning



Proposed Zoning



APPROVED
BY THE CITY COUNCIL

NOV 5 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-546

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION TO AMEND THE PLANNED UNIT DEVELOPMENT
(PUD) SCHEMATIC PLAN TO REDESIGNATE A 39,150 SQUARE
FOOT BUILDING FROM LIGHT INDUSTRIAL TO OFFICE USE
LOCATED AT 1770 TRIBUTE ROAD**

(P98-077) (APN: 277-0285-007)

WHEREAS, the City Planning Commission conducted a public hearing on October 8, 1998, and recommended approval of the Amendment of the PUD Schematic Plan and other entitlements for property located at the above described location;

WHEREAS, the project is categorically exempt from environmental review in accordance with sections 15301 & 15305 of the CEQA Guidelines;

WHEREAS, the City Council conducted a public hearing on _____, to consider amending the Point West PUD Schematic Plan for 1770 Tribute Road to redesignate a 39,150 square foot building from light industrial to office use. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The amendment of the PUD Schematic Plan to redesignate a 39,150 square foot building from light industrial to office use is consistent with the General Plan; and
2. The PUD Schematic Plan meets the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD assures that the development is of high quality design and of long lasting benefit to the community and the city; and
3. The amended PUD Schematic Plan will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD Schematic Plan insures that development will be well-designed, and that the site is designed so as not to create a negative impact on sensitive uses.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 7

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 2550, Fourth Series, as amended, that the Point West PUD Schematic Plan for 1770 Tribute Road is hereby amended to redesignate a 39,150 square foot building from light industrial to office use as described in the attached exhibit, labeled Exhibit A.

MAYOR

ATTEST:

CITY CLERK

P98-077

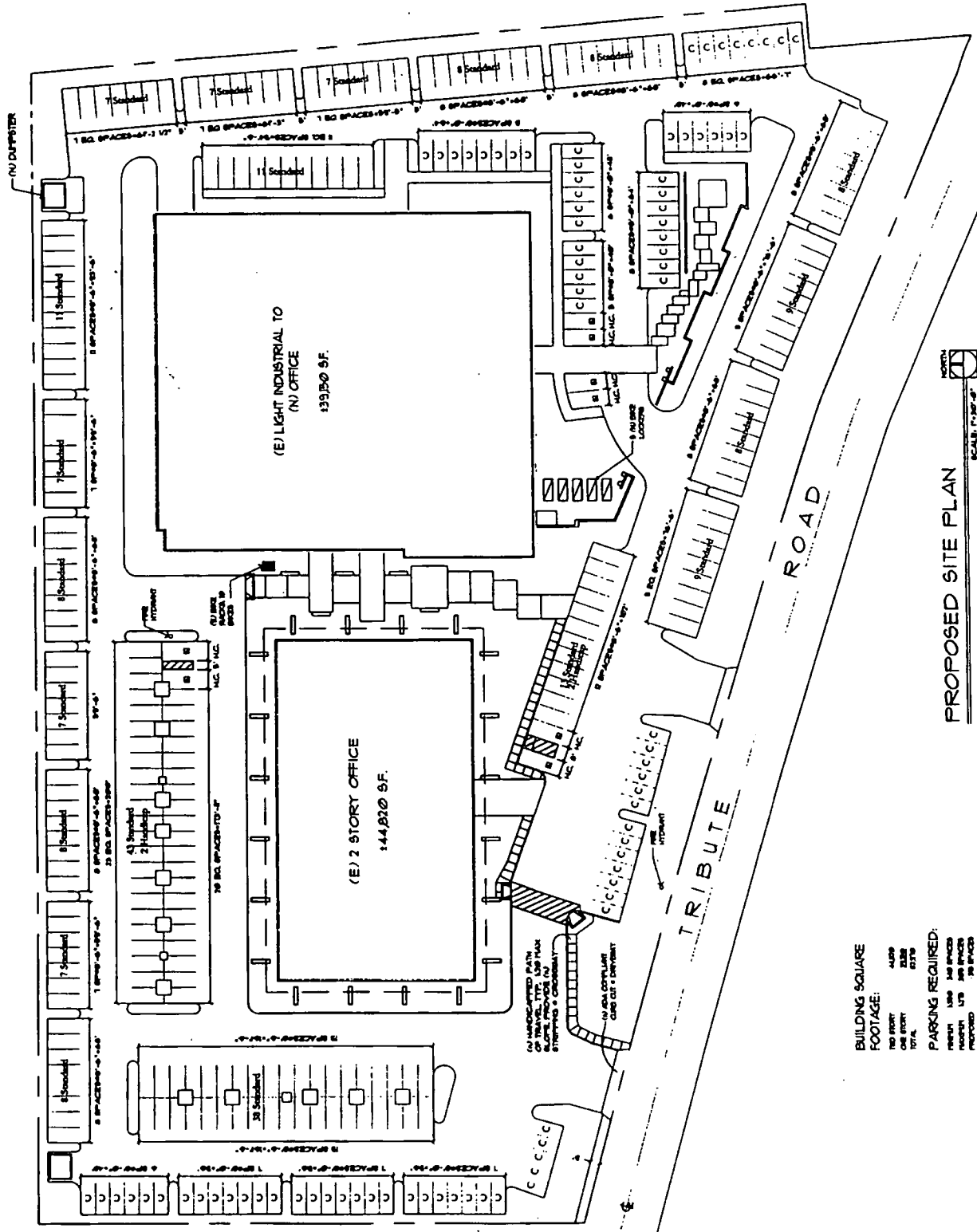
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

8

P98-077 Exhibit A: Amended PUD Schematic Plan

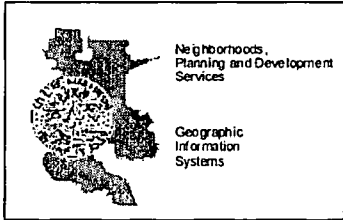
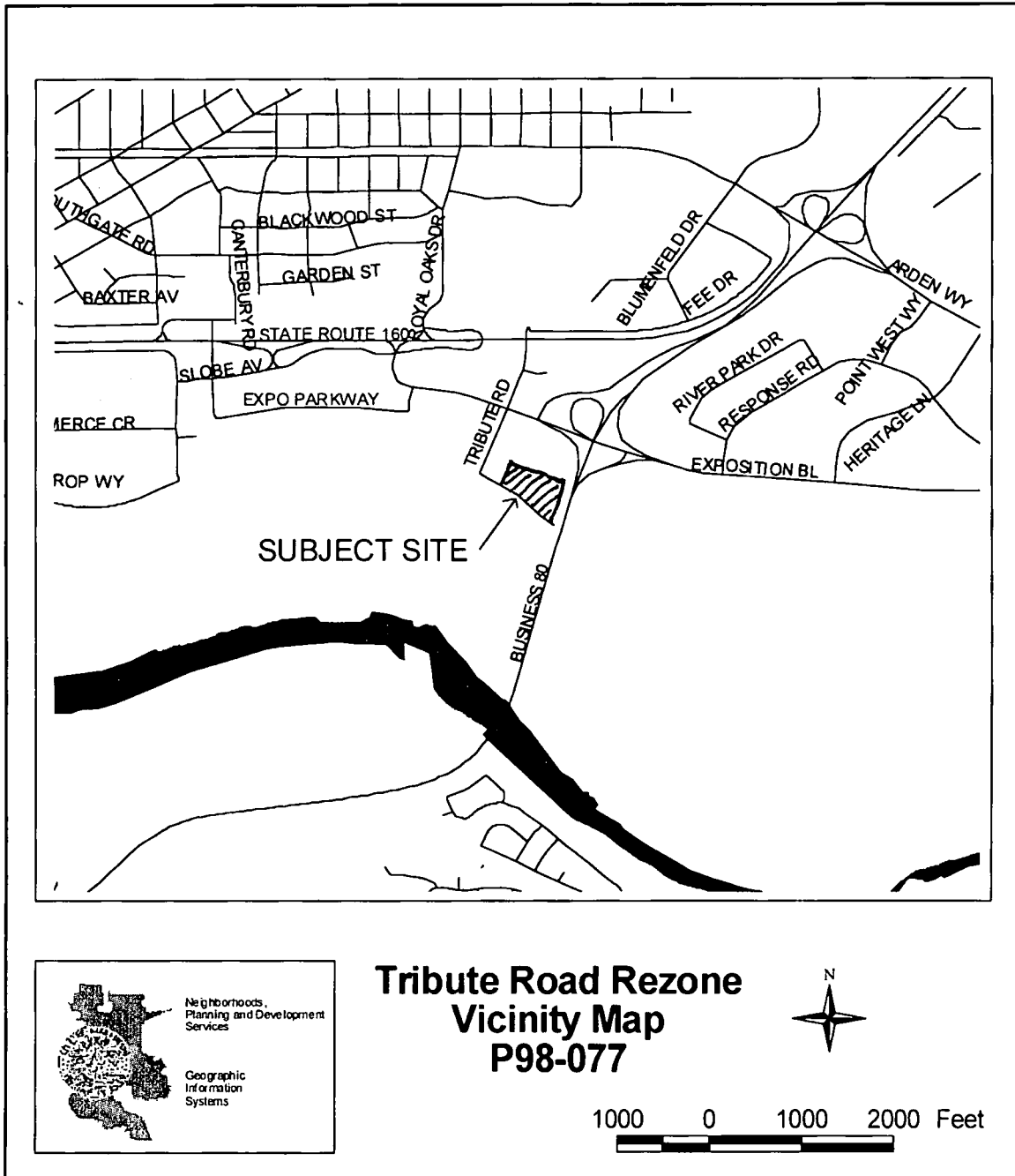


BUILDING SQUARE FOOTAGE:

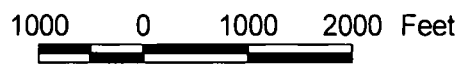
NO STORY	139,150
2 STORY	144,820
TOTAL	283,970

PARKING REQUIRED:

MINIMUM	1,400
MAXIMUM	1,475
RECOMMENDED	1,450



**Tribute Road Rezone
Vicinity Map
P98-077**



**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: October 8, 1998

Item No.	Project No.	Title/Location	Action: Approved/ Denied
5	P97-089 P97-090 P97-112	Off-site Billboard Signs located at 2412 Princeton Street, 1655 Silica Avenue and 1576 Silica Avenue Jeanne Corcoran, 264-5317	Approved <i>is amended</i>
6	P98-031	Steamboat Bend Unit 2 located south of Amherst St. and Cavalier Dr. Colleen Laubinger, 264-5691	Approved
7	P98-047	E Street Second Unit located at 2609 E Street Brad Shirhall, 264-7483	Approved
9	P98-076	Rovana Circle Tentative Map located at 8401, 8409, 8417 & 8425 Rovana Circle Bridgette Williams, 264-5000	Approved
10	P98-077	Tribute Road Rezone at 1770 Tribute Road Tom Pace, 264-6848	Approved

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Donahue		✓		
Duruisseau		✓		
W Harvey	M	✓		
X Jacobs				
La Chappelle		✓		
Molodanof	S	✓		
Valencia		✓		
Yee (Vice-Chair)		✓		
Kennedy (Chair)		✓		

#5 As amended to allow 15' V shape signs on two sites (both silica) locations



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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

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-5-98

October 20, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING A PROPERTY LOCATED AT 1770 TRIBUTE ROAD IN THE POINT WEST PUD FROM THE LIGHT INDUSTRIAL-REVIEW-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (M-1S-R-PC-PUD) ZONE AND PLACING THE SAME IN THE OFFICE BUILDING-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (OB-PC-PUD) ZONE - APN: 277-0285-007; (P98-077)

LOCATION AND DISTRICT: 1700 Tribute Road
D3

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to November 5, 1998.

CONTACT PERSON: Tom Pace, Associate Planner, 264-6848

FOR COUNCIL MEETING OF: October 27, 1998

SUMMARY:

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

1770 Tribute Road - P98-077
October 20, 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.

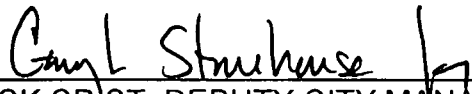
Respectfully submitted,



GARY J. 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 _____

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described 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

P98-077

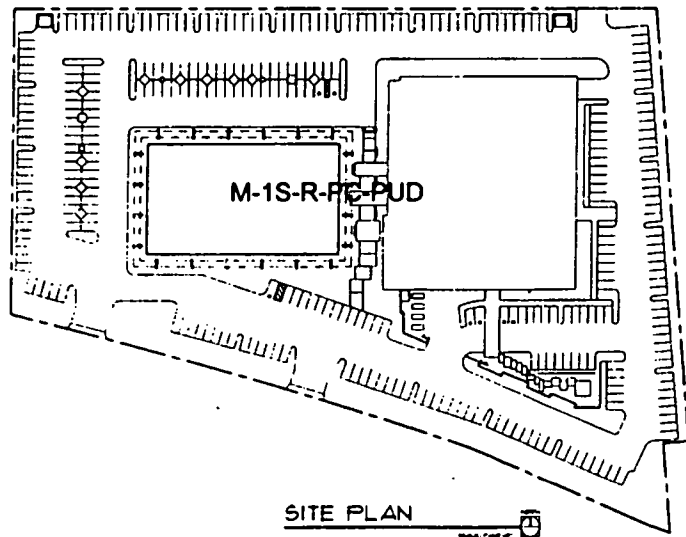
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

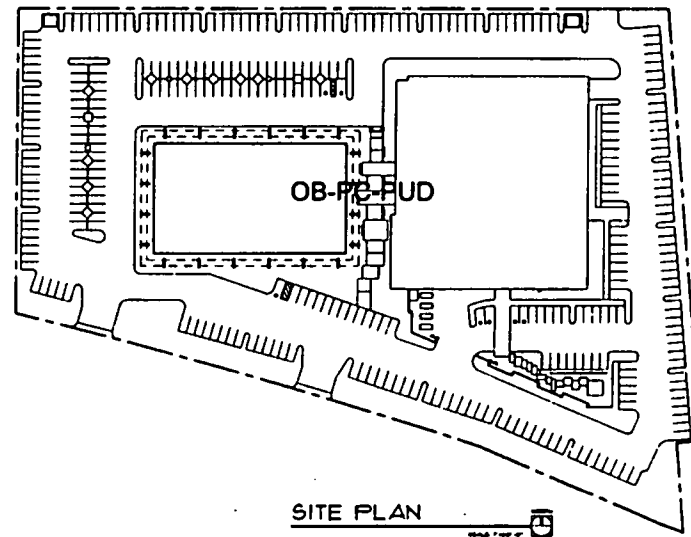
DATE ADOPTED: _____

Rezoning Exhibit
1700 - 1770 Tribute Road
City of Sacramento California

Existing Zoning



Proposed Zoning



THE DAILY RECORDER

...Since 1911...

1115 H Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

3.1

This space for filing stamp only

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

OCT 20 2 33 PM '98

CAROLYN/VALERIE BURROWES
SAC. CITY CLERK PO#8070060934
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

DJC8922275

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

8747

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/16/98

EXECUTED ON : 10/16/98
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....*C. Brambila*.....
Signature

**CITY OF SACRAMENTO
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of November 5, 1998, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

1. P98-077 - Tribute Road Rezone at 1770 Tribute Road Entitlements to change the use and design of an existing 39,150 square foot light industrial building on 5.82 developed acres in the Point West PUD in the M-1S-R-PC-PUD zone, (D3), APN: 277-0285-007

A. Environmental Determination: Categorically Exempt;

B. Rezone the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);

C. PUD Schematic Plan Amendment to redesignate a 39,150 square foot building from light industrial to office use.

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. 8747

SAC-DJC8922275/8747
10/16

THE DAILY RECORDER

...Since 1911...

1115 H Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

This space for filing stamp only

**RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO**

OCT 20 2 33 PM '98

CAROLYN/VALERIE BURROWES
SAC. CITY CLERK PO#8070060934
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

DJC8922275

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

8747

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/16/98

EXECUTED ON : 10/16/98
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....*C. Brambila*.....
Signature

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SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO. 8747
SAC-DJC8922275/8747

10/16

THE DAILY RECORDER

...Since 1911...

1115 H Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

This space for filing stamp only

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
Nov 5 8 41 AM '98

SAC. CITY CLERK PO#8070060934
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

DJC8922380

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

AD 8751

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/30/98

EXECUTED ON : 10/30/98
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....*C. Brambila*.....
Signature

City of Sacramento Ordinances

On October 27, 1998, the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of November 5, 1998. In accordance with Sacramento City Charter Section 32, the titles are herein published:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO LEVYING A SPECIAL TAX FOR THE PROPERTY TAX YEAR 1998-1999 AND FOLLOWING TAX YEARS SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3 FOR LANDSCAPE MAINTENANCE

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2560, FOURTH SERIES, AS AMENDED, BY REMOVING A PROPERTY LOCATED AT 1770 TRIBUTE ROAD IN THE POINT WEST PUD FROM THE LIGHT INDUSTRIAL-REVIEW-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (M-1S-R-PC-PUD) ZONE AND PLACING THE SAME IN THE OFFICE BUILDING-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (OB-PC-PUD) ZONE (P98-077) (APN: 277-0285-007)

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.: 8751
SAC-DJC8922380/AD 8751

10/30

028 111 84 0 6 100

