



REPORT TO COUNCIL

City of Sacramento

18

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
January 31, 2006

Honorable Mayor and
Members of the City Council

Subject: Danco Rezone (P05-074)

Location/Council District:

Fruitridge Road and 34th Street. APN: 022-0221-021 & -033. Council District 5.

Recommendation:

Planning Commission and staff recommend that the City Council approve the Ordinance to Rezone the property located at Fruitridge Road and 34th Street from Standard Single Family (R-1) zone to the General Commercial Review (C-2-R) zone.

Contact: Ellen Marshall, Associate Planner, 808-5851; Thomas Pace, Senior Planner, 808-6848

Presenters: Ellen Marshall, Associate Planner

Department: Development Services Department

Division: Planning

Organization No: 4875

Summary:

The owner is seeking entitlements to rezone a former CalTrans repair facility in order to use it for a granite and tile store. The proposal does not include any exterior modifications to the building or the site.

Committee/Commission Action:

On October 27, 2005, the Planning Commission (four ayes and one noes) forwarded the recommendation to approve the Rezone to the City Council.

Background Information:

The subject site consists of two parcels totaling 2.94± acres in size. The site is located at the northeast corner of Fruitridge Road and 34th Street. The site currently contains

the building of a former CalTrans repair station. The building is vacant. The applicant acquired the property from CalTrans and is now requesting entitlements to allow a commercial use in the existing 12,000 square foot building.

At the Planning Commission hearing, one neighbor, directly north of the site, spoke in opposition of the project. He was concerned with the impact the commercial use would have on his property. The properties adjacent to the project site are zoned General Commercial (C-2)) and contain commercial uses. The property directly to the north is zoned Standard Single Family (R-1). The subject parcel is the only R-1 zoned parcel along Fruitridge Road for several blocks. Although there is a parcel zoned R-1 to the north, the project site is surrounded by commercial uses on the west, Highway 99 along the east, and Fruitridge Road to the south. Based on the past use of the site and its location, it is unlikely that the site would ever be developed with single family homes. The existing building is designed to support a commercial use, such as a retail use. Staff has concluded that the rezone to C-2-R is appropriate in this commercial area. Subsequently, the neighbor has indicated that he is no longer opposed to the rezone because the applicant cannot perform any manufacturing or store materials outdoors within the C-2-R zone.

Financial Considerations:

The project has no fiscal considerations.

Environmental Considerations:

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332). Section 15332 allows for projects such as the current application proposing "in-fill development projects" to be categorically exempt from CEQA Guidelines because the proposed project "occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses" and "the site has no value as habitat for endangered, rare or threatened species".

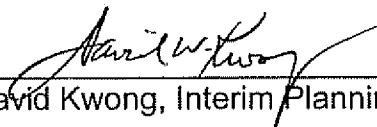
Furthermore, the site is not located in an environmentally sensitive area, does not contribute to a cumulatively significant environmental effect, is not located near a scenic highway, is not designated as a hazardous waste site, and will not cause a substantial adverse change in the significance of a historical resource.

Policy Considerations:

The Danco Rezone project has been determined to be consistent with applicable City policies, including the City's Smart Growth Principles, as well as the City's Strategic Plan three-year goals of achieving sustainability and enhancing livability, and expand economic development throughout the City. In addition, the proposed project is consistent with the General Plan land use designation for Community/Neighborhood Commercial and Offices. The proposed building is adequately-sized to accommodate the granite and tile store's operations. The project furthers the General Plan Policy 4-17 which promotes the revitalization and rehabilitation of existing commercial centers.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
David Kwong, Interim Planning Manager

Approved by: 
William Thomas
Director of Development Services

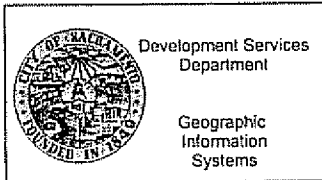
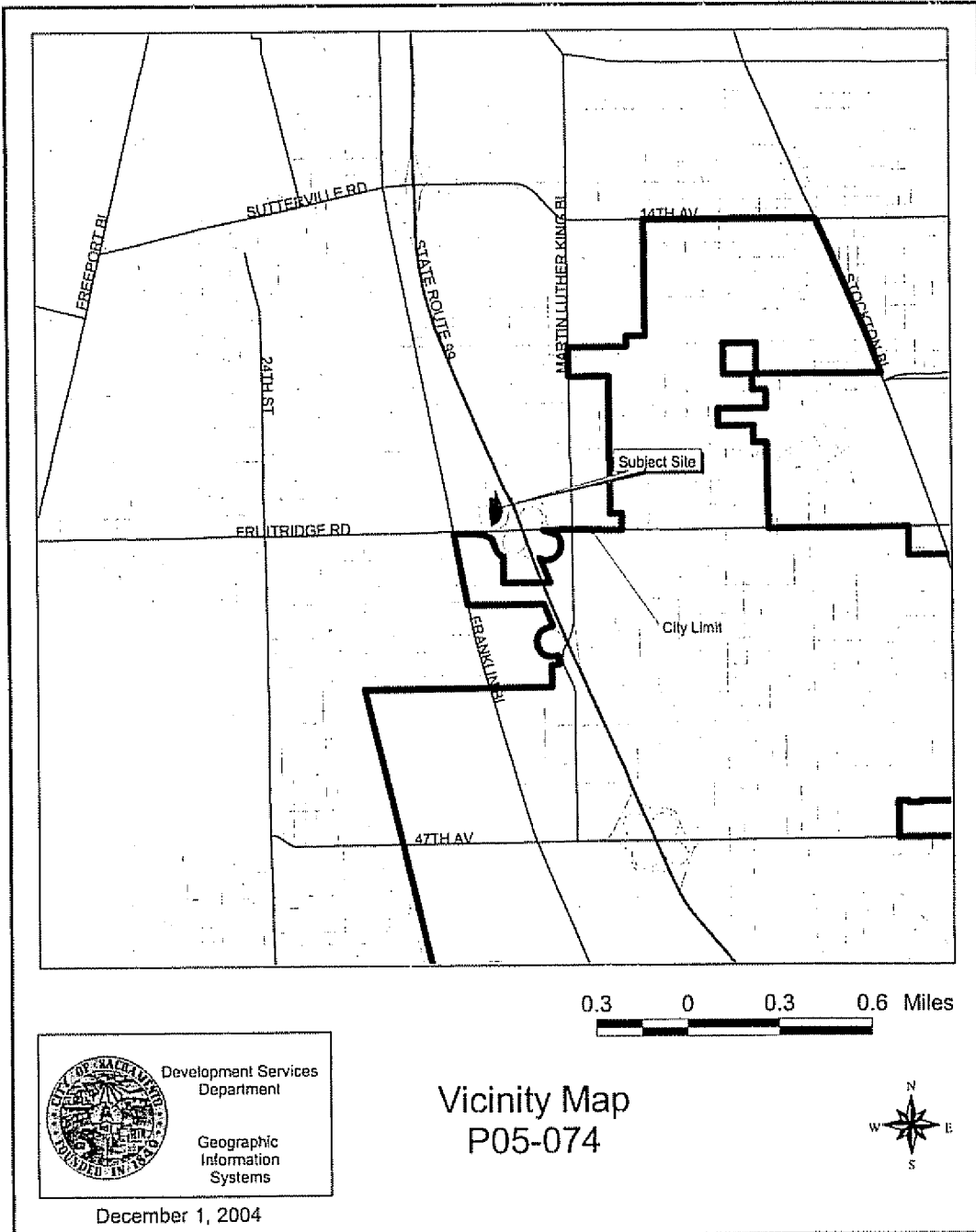
Recommendation Approved:


RAY KERRIDGE
Interim City Manager

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Vicinity Map



December 1, 2004

Vicinity Map
P05-074



ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING A PORTION OF THE PROPERTY LOCATED AT FRUITRIDGE ROAD AND 34TH STREET FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING IT IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE. APN: 022-0221-021 & -033(P05-074)

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

SECTION 1

The territory described in the attached exhibit which is located as described above, as established by Ordinance No. 99-015, as amended, is hereby removed from the Standard Single Family (R-1) zone and placed in the General Commercial Review (C-2-R) 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 27, 2005, 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. 99-015, as amended.

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. 99-015, as amended, to conform to the provisions of this Ordinance.

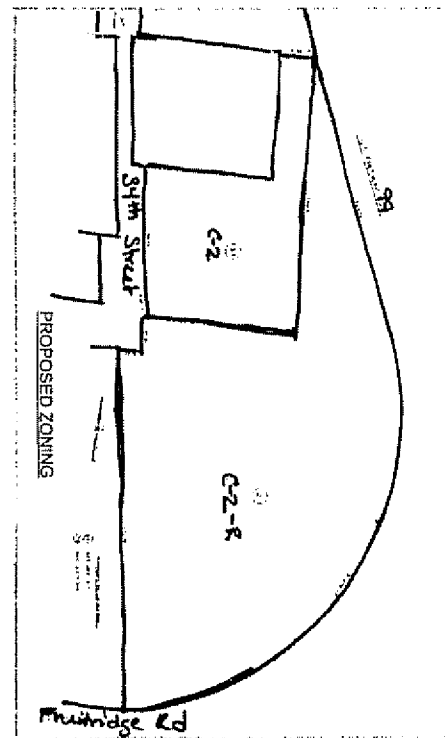
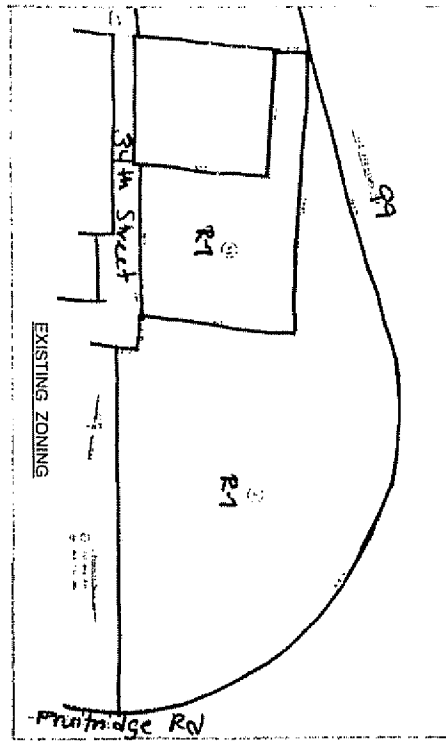
SECTION 3

Rezoning of the property described in the attached Exhibit 1 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. 99-015, as amended, as said procedures have been affected by recent court decisions.

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Exhibit A: Rezone

Exhibit A – Rezone



REZONE EXHIBIT
CITY OF SACRAMENTO, CALIFORNIA



LOCATION MAP