

Supplemental Material

For

City of Sacramento

City Council

Financing Authority

Housing Authority

Redevelopment Agency

Agenda Packet

Submitted: October 27, 2009

For the Meeting of: October 27, 2009

X Additional Material

X Revised Material

TITLE: REZONING FOR GENERAL PLAN CONSISTENCY AND LAND USE CHANGE

Amending Ordinance

Attachment 7, Exhibit B: Revisions to Rezone Property List

- Remove parcel 118-0290-005 and 117-0290-007 (6453 Village Center Drive).
- Defer the rezoning of parcels provided in Attachment 1 (Page 1) of this supplement.
- Correction of a technical error in proposed rezone: C-2-S-SWR to be replaced with C-2-SWR. The affected parcels are shown in Attachment 2 (Page 2).

Attachment 4: Additional Public Comment Correspondence

- Public Comment Correspondences received after submittal of staff report are provided in Attachment 3 (Page 3) of this supplement.

Contact Information: Teresa Haenggi, Associate Planner, (916) 808-7554

Please include this supplemental material in your agenda packet. This material will also be published to the City's Internet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604, (916) 808-7200.

Parcels to be Added to Deferred Zoning List					
APN	Street #	Street	ZIP	Existing Zoning	New Zoning
01401920370000	3013	43rd Street	95817	R-1	RMX
06100830190000	7937	19th Avenue	95826	M-2-SWR	M-1-SWR
06100830140000	8015	19th Avenue	95826	M-2-SWR	M-1-SWR
06100830170000	7999	19th Avenue	95826	M-2-SWR	M-1-SWR
06101210020000	0	21st Avenue	95826	M-2S-SWR	M-1S-SWR
06101210040000	8135	21st Avenue	95826	M-2S-SWR	M-1S-SWR
06101310010000	8221	21st Avenue	95826	M-2S-SWR	M-1S-SWR
06101310020000	0	21st Avenue	95826	M-2S-SWR	M-1S-SWR
26602840010000	0	Connie Drive	95815	R-2A	R-1
06101400370000	3900	Florin Perkins Road	95826	M-2S-SWR	M-1S-SWR
26602530010000	0	Helena Avenue	95821	R-2A	R-1
07801900480000	8581	Kiefer Road	95826	M-2S-SWR	C-2-SWR
07801900490000	8583	Kiefer Road	95826	M-2S-SWR	C-2-SWR
00601760090000	1731	N Street	95811	R-5	R-3A
06100830060000	8004	Napa Avenue	95826	M-2-SWR	M-1-SWR
06100830050000	8000	Napa Avenue	95826	M-2-SWR	M-1-SWR
06100830010000	7900	Napa Avenue	95826	M-2-SWR	M-1-SWR
06100830070000	8008	Napa Avenue	95826	M-2-SWR	M-1-SWR
06100830090000	8016	Napa Avenue	95826	M-2-SWR	M-1-SWR
06100830080000	8012	Napa Avenue	95826	M-2-SWR	M-1-SWR
06101210010000	4731	Power Inn Road	95826	M-2S-SWR	M-1S-SWR
06101210030000	4751	Power Inn Road	95826	M-2S-SWR	M-1S-SWR
03802900220000	6331	Power Inn Road	95824	M-2S	M1-S
06100830100000	4416	Power Inn Road	95826	M-2-SWR	M-1S-SWR
06100830110000	4424	Power Inn Road	95826	M-2-SWR	M-1S-SWR
06100830130000	8021	19th Avenue	95826	M-2-SWR	M-1-SWR
22602900760000	841	Rood Avenue	95838	RE-1/0.5	R-1

Attachment 3

October 25, 2009

Ms. Teresa Haenggi
Associate Planner
City of Sacramento
Community Development
300 Richards Blvd.
Third Floor
Sacramento, CA 95811

Dear Ms. Haenggi:

In response to our recent meeting concerning rezoning of my property (3013 43RD. Street, Sacramento, CA 95817, Parcel #014-0192-037-0000), I am in opposition. In the near future I plan to expand my business, Morgan Jones Funeral Home.

Thank you for the opportunity to meet with you.

Sincerely,

Charles M. Jones
Owner
Morgan Jones Funeral Home, Inc.
4200 Broadway
Sacramento, CA 95817
(916) 452-4444

HBM BUILDING MATERIALS, INC.

P.O. BOX 214664 • SACRAMENTO, CA • 95821
PHONE: (916)451-0444 • FAX: (916)451-0333

October 15, 2009

City of Sacramento
Community Development
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Att.: Jim McDonald, AICP
Senior Planner

RE: 4751 Power Inn Road

Dear Mr. Mc Donald:

I recently returned from a trip to Europe and heard from our main tenant about the possibility that our property on Power Inn Road and 21st Avenue might be considered for rezoning from M2 to M1. Apparently during my absence there was a hearing on this subject, at which time our broker, Jim Sullivan, spoke to you about this on our behalf.

Let me start by saying that I have never been informed about this hearing or the possibility of this rezone. If I had I would have communicated to you earlier that we believe that a rezone to M-1 would be very detrimental to the value of this property. The property has been zoned M2 for a very long time and has historically been used for the manufacture or treatment of goods from raw materials with a heavy component of yard use. We would like to keep this use.

Our present tenant has expressed major concerns about this rezone and questioned the desirability of the property for his continued use if the rezone takes place. Specifically, he is considering relocating outside the City which would result in a significant economic loss for the City as well as us.

We request that, if a rezone in this general area happens, our property remains zoned M-2.

Our property consists of the following parcels:

1. 061.0121.001.0000
2. 061.0121.002.0000
3. 061.0121.003.0000
4. 061.0121.004.0000
5. 061.0131.001.0000

8004 Napa Ave.
Power Inn Area

From: Amrik Chima <achima999@yahoo.com>
To: <thaenggi@cityofsacramento.org>
Date: 10/21/2009 5:49 PM
Subject: rezoning

I oppose the rezone on my property located at 8004 Napa ave. Sacramento 95826 from existing M-2 SWR to proposed M-1-SWR. This change will not match with our current business.

From,
Amrik Chima

7900 Napa Ave.
Power Inn Area

From: Amrik Chima <achima999@yahoo.com>
To: <thaenggi@cityofsacramento.org>
Date: 10/21/2009 9:29 AM
Subject: Rezoning

I oppose the rezone on my property located at 7900 Napa Ave. Sacramento 95826 from existing M-2-SWR to proposed M-1-SWR. This change will not match with our current business.

From ,
Amrik Chima

4416 Power Inn Rd.

From: Amrik Chima <achima999@yahoo.com>
To: <thaenggi@cityofsacramento.org>
Date: 10/21/2009 9:48 AM
Subject: rezoning

I oppose the rezone on my property located at 4416 Power Inn Rd Sacramento 95826 from existing M-2-SWR to proposed M-1-SWR. This change will not match with our current business.

from
Amrik chima

8015 19th Ave
Power Inn Area

From: Amrik Chima <achima999@yahoo.com>
To: <thaenggi@cityofsacramento.org>
Date: 10/21/2009 1:58 PM
Subject: rezoning

I oppose the rezone on my property located at 8015 19th Ave. Sacramento 95826 from existing M-2-SWR to proposed M-1-SWR. This change will not match with our current business.

from
Amrik chima

8008 Napa Ave.
Power Inn Area

From: Amrik Chima <achima999@yahoo.com>
To: <thaenggi@cityofsacramento.org>
Date: 10/21/2009 5:20 PM
Subject: rezoning

I oppose the rezone on my property at 8008 Napa Ave. Sacramento 95826 from existing M-2-SWR to proposed M-1-SWR. This change will not match with our current business.

from
Amrik chima

7999 19th Ave.
Power Inn Area

From: Amrik Chima <achima999@yahoo.com>
To: <thaenggi@cityofsacramento.org>
Date: 10/21/2009 5:24 PM
Subject: Rezoning

I oppose the rezone on my property located at 7999 19th Ave. Sacramento 95826 from existing M-2-SWR to proposed M-1-SWR. This change will not match with our current business.

From
Amrik Chima

From: derrick waddell <derrickwaddell@att.net>
To: <thaenggi@cityofsacramento.org>
Date: 10/1/2009 9:35 PM
Subject: apn(s) 22602900760000 rezoning oposed

Theresa Haenggi,

As per our phone conversation you informed me that this rezoning limited them on what could be done, but i received a call from Pamela Morgan, she informed me that the information was incorrect, that in changing the zoning it would add twice the amount of homes in this area.

this would have twice the impact of the area.

i am opposed to this rezoning and i am informing you in writing a request to be heard by the city council on this issue.

Thank you for your attention to my request, I am looking forward to meeting with you.

Derrick waddell
(916)992-9973

From: Robert Cooper <robert@ctpropertyystems.com>
To: Pamela Morgan <pmorgan@cityofsacramento.org>
CC: Teresa Haenggi <THaenggi@cityofsacramento.org>, Val Thomas <val@ctproper...>
Date: 10/26/2009 2:07 PM
Subject: Re: TH's Email

Hi Pamela,

Thanks for taking time out to talk with me today regarding Agenda Item #18 at the upcoming October 27th, 2009 City Counsel Meeting; I now have a much clearer picture of how the property will be affected. I understand that the existing tenants will be able to operate their current businesses under the M2 zoning under special permit, and if down the road a potential tenant desires to rent, lease or purchase space in the property, he or she could do so and would only be limited by 7 uses not allowed by M2 but would be allowed to apply for special permit.

That all said, I am sending this short note to convey my opposition to the measure on behalf of CT Property Systems Inc. C/O 6331 Power Inn Rd. LLC.

Thank you for your assistance; for the record, you were very helpful and extremely pleasant!

Robert
(916)216.1307
www.ctpropertyystems.com

-----Original Message-----

>From: Pamela Morgan <pmorgan@cityofsacramento.org>
>Sent: Oct 26, 2009 1:49 PM
>To: robert@ctpropertyystems.com
>Cc: Teresa Haenggi <THaenggi@cityofsacramento.org>
>Subject: TH's Email
>
>Send op letter please.
>
>Pam
>
>

Robert P. Cooper
CT Property Systems
www.ctpropertyystems.com
robert@ctpropertyystems.com
7451 Galilee Rd. Ste. 100
Roseville, CA 95678
Office: (916) 784-9807
Fax: (916) 786-8501
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