



CITY OF SACRAMENTO

41

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 23, 1980

APPROVED
BY THE CITY COUNCIL

MAY 27 1980

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Planning Commission's denial of requests for General Plan Amendment, Community Plan Amendment, Noise Element Amendment, and Rezoning from A to OB to develop a GTE Data Processing Center (P-8826)

LOCATION: East side of Freeport Boulevard, approximately 1,200 feet north of Stonecrest Avenue

SUMMARY

At the City Council meeting of January 29, 1980, the Council indicated an intent to grant the subject appeal as requested by the appellant. This decision was made with the intent to adopt the necessary resolutions amending the General Plan, Community Plan and Noise Element along with the ordinance for the rezoning. Attached are resolutions amending the General Plan, Community Plan and Noise Element, and Rezoning Ordinance.

BACKGROUND

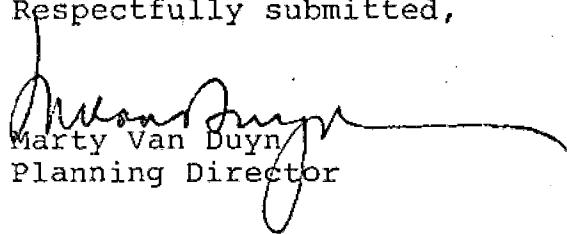
General Telephone and Electronics Corporation proposed to establish a 40,000 square foot, one-story regional data processing center.

The subject property is approximately 13 vacant acres of agricultural land, 6.5 acres of which will be used in the initial development. GTE requested amendments to the General Plan, Community Plan, Noise Element and rezoning from A to OB for the 13 acres. The Planning Commission, on December 13, 1979, denied the applicant's requested entitlements. The applicant, GTE, appealed the Planning Commission's decision to the City Council. On January 29, 1980, the City Council indicated an intent to grant the appeal by rezoning the eastern half of the site to Office Building-Planned Unit Development. Attached are the resolutions amending the General Plan, Community Plan, and Noise Element, and the rezoning Ordinance.

RECOMMENDATION

The staff recommends that the City Council adopt the attached resolutions and ordinance.

Respectfully submitted,

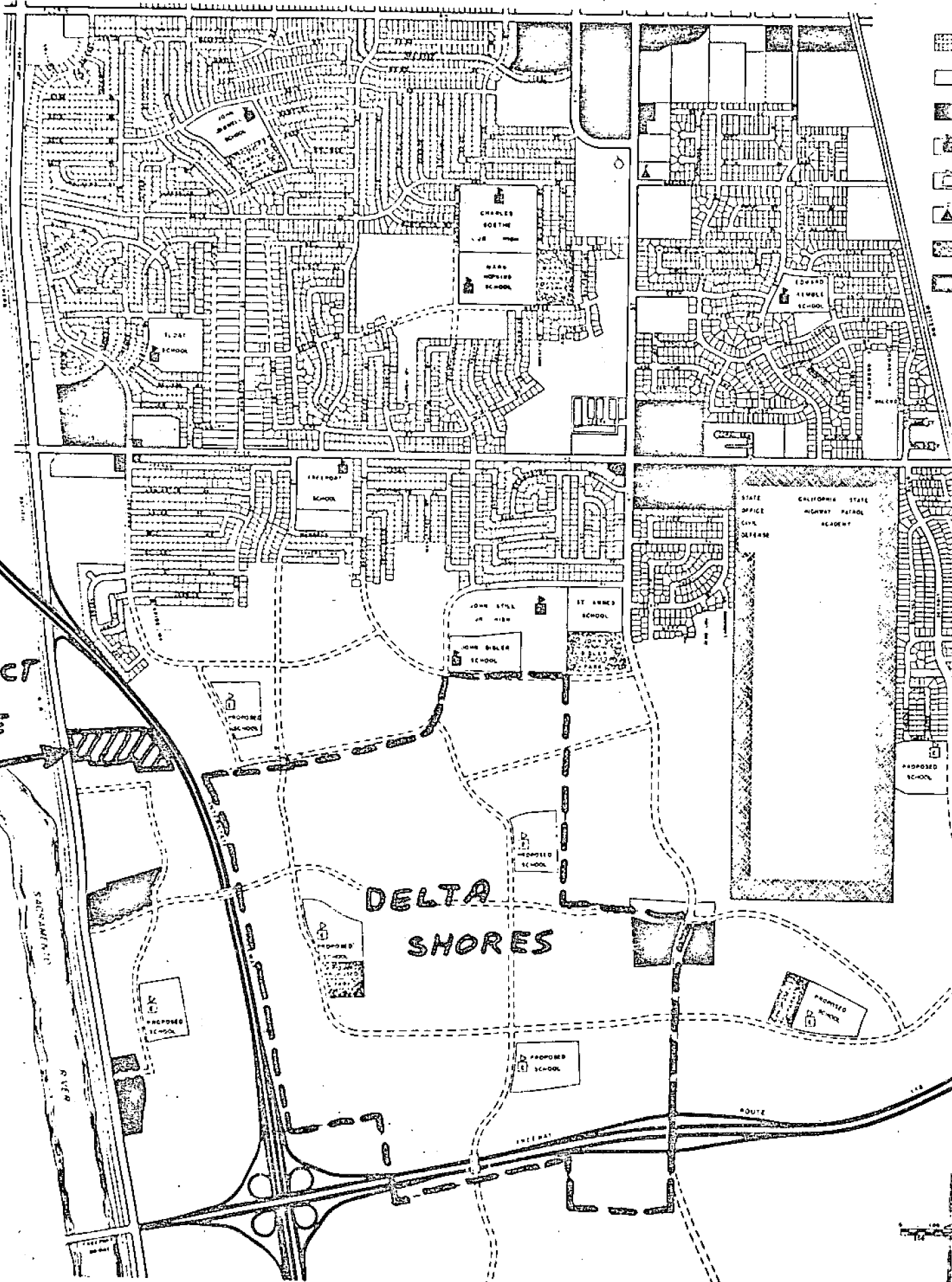

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:CC:jm
Attachments
P-8826

May 27, 1980
District No. 8

MEADOWVIEW COMMUNITY PLAN



SUBJECT
SITE

DELTA
SHORES

RESOLUTION NO. 80-330

Adopted by The Sacramento City Council on date of

MAY 27, 1980

RESOLUTION AMENDING THE MEADOWVIEW COMMUNITY PLAN AND THE 1974 GENERAL PLAN FROM LIGHT DENSITY RESIDENTIAL TO COMMERCIAL AND OFFICES FOR THE AREA DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION (P-8826)

WHEREAS, the City Council conducted a public hearing on May 27, 1980, concerning the above plan amendments. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for office building use; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached legal description in the City of Sacramento is hereby designated on the Meadowview Community Plan as Office Buildings and on the 1974 General Plan as Commercial and Offices.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

MAY 27 1980

OFFICE OF THE
CITY CLERK

P-8826

PARCEL "A"

ALL THAT REAL PROPERTY situate in The City of Sacramento, County of Sacramento, State of California, and being a portion of Sections 11 and 12, Township 7 North, Range 4 East, M.D.B. & M., more particularly described as follows:

BEGINNING at a point on the Easterly line of Freeport Boulevard, as shown on the Official Plat of Freeport Acres, recorded in the office of the Recorder of Sacramento County in Book 15 of Maps, Map No. 20, said point of beginning being the Northwest corner of that certain tract of land described as Parcel No. 1 in that certain deed recorded in the office of said Recorder in Book 4101 of Official Records, Page 716; said point of beginning is further described as being a point on the Southerly boundary of that certain 0.315 acre tract of land granted to the County of Sacramento by deed recorded in the office of said Recorder in Book 3200 of Official Records, page 108; thence from said point of beginning along said Southerly boundary North $86^{\circ} 54' 37''$ East 53.65 feet, North $70^{\circ} 58' 37''$ East 148.54 feet; North $78^{\circ} 42' 47''$ East 100.00 feet and North $86^{\circ} 45' 37''$ East 94.81 feet to the most Southwesterly corner of that certain tract of land described as Parcel No. 2 granted to the County of Sacramento by deed recorded in the office of said Recorder in Book 3200 of Official Records, page 102; thence along the Southerly boundary of said Parcel No. 2 and the Easterly production thereof North $86^{\circ} 45' 37''$ East 248.41 feet; thence leaving said Southerly boundary of said Parcel 2, South $15^{\circ} 51' 50''$ East 411.02 feet; thence South $74^{\circ} 08' 10''$ West 46.55 feet; thence South $72^{\circ} 07' 20''$ West 123.00 feet; thence South $79^{\circ} 22' 25''$ West 127.44 feet; thence South $63^{\circ} 23' 00''$ West 65.87 feet; thence South $88^{\circ} 15' 00''$ West 67.68 feet; thence South $86^{\circ} 02' 40''$ West 42.03 feet; thence South $88^{\circ} 15' 00''$ West 100.00 feet; thence North $01^{\circ} 45' 00''$ West 85.21 feet; thence South $88^{\circ} 15' 00''$ West 178.95 feet to a point on the Easterly line of Freeport Boulevard; thence along said Easterly line North $01^{\circ} 45' 04''$ West 337.00 feet to the point of beginning.

Containing 6.814 ac. more or less.

PARCEL "B"

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being a portion of Sections 11 and 12, Township 7 North, Range 4 East, M.D.B. & M., more particularly described as follow.:

BEGINNING at a point on the Southerly boundary of that certain tract of land described as Parcel 2 granted to the County of Sacramento by deed recorded in the office of said Recorder in Book 3200 of Official Records, Page 102 from which the most Southwesterly corner of said Parcel 2 bears South $86^{\circ} 45' 37''$ West 248.41 feet.

Thence from said point of beginning along said Southerly boundary and the Easterly production thereof, North $86^{\circ} 45' 37''$ East 219.37 feet; thence North $78^{\circ} 13' 47''$ East 171.40 feet to the most Northwesterly corner of that certain tract of land described as Parcel 2 granted to the State of California by deed recorded in Book 70-07-29, Page 29 Records of said County.

Thence along the Westerly boundary of said Parcel 2, South $11^{\circ} 46' 13''$ East 35.00 feet; thence along the Southerly boundary of said Parcel 2, North $78^{\circ} 13' 47''$ East 90.85 feet to a point on the Westerly boundary of that certain tract of land described as Parcel 1 granted to the State of California by deed recorded in Book 70-07-29, Page 29, Records of said County. Thence along said Westerly boundary of said Parcel 1, around the arc of a 6055 foot radius curve to the right, the chord of which bears South $26^{\circ} 14' 08''$ East 547.71 feet to a point on the North line of a 100 foot right of way recorded in Book 525 of Deeds, Page 374, Records of said County. Thence along said North line South $72^{\circ} 07' 22''$ West 443.67 feet; thence leaving said North line North $17^{\circ} 52' 40''$ West 231.00 feet; thence curving to the right on an arc of 400 feet radius, said arc being subtended by a chord bearing North $16^{\circ} 52' 15''$ West 14.05 feet; thence South $74^{\circ} 08' 10''$ West 120.00 feet; thence North $15^{\circ} 51' 50''$ West 411.02 feet to the point of beginning.

Containing 6.315 ac. more or less.

5.

ORDINANCE NO. ⁴³⁶², FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT E side Freeport Blvd., approx. 1,300' N of River Bend Rd. FROM THE A Agricultural ZONE AND PLACING SAME IN THE A(PUD) Agricultural (Planned Unit Development) and OB(PUD) Office Building (Planned Unit Development) ZONES (FILE P- 8826)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the A(PUD) Agricultural (Planned Unit Development) and OB(PUD) Office Building (Planned Unit Development) zone. This action rezoning the property described in the attached exhibit(s) 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 the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his 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 parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on March 27, 1980 /City Council on May 27, 1980, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, 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. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

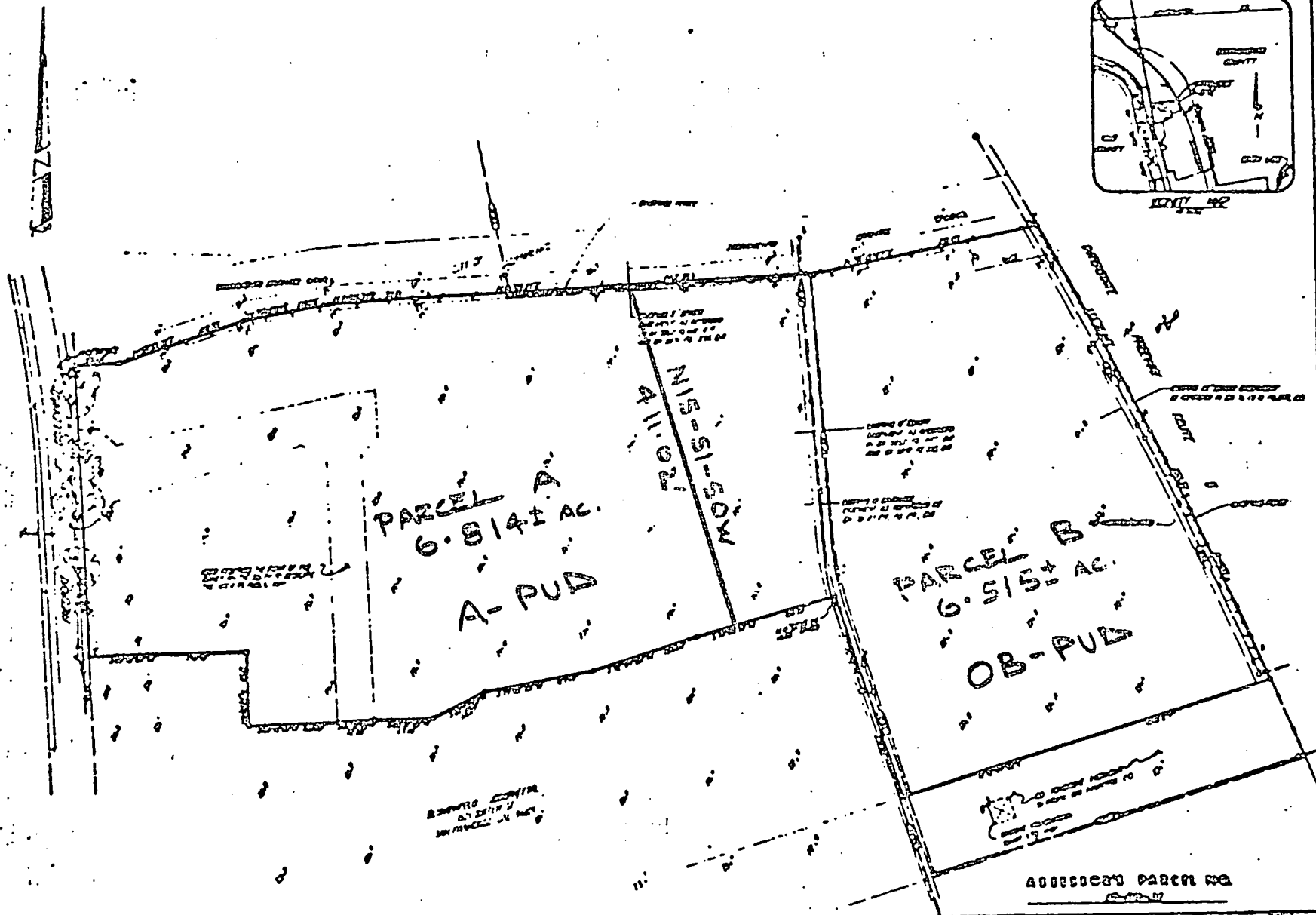
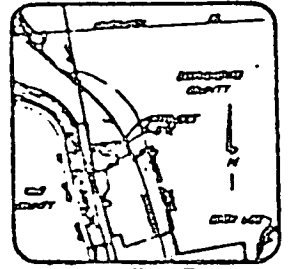
EFFECTIVE:

ATTEST:

CITY CLERK

MAYOR

APPROVED BY THE CITY COUNCIL
MAY 27 1980
OFFICE OF THE CITY CLERK



11/1	GZEDS DATA CENTER	GLENN F. WILLIAMS CIVIL ENGINEERING AND SURVEYING		DATE: 11/1/11	SCALE: AS SHOWN	SHEET NO. 11/1	TOTAL SHEETS: 11/1
		PROJECT NO. 11/1	CLIENT: GZEDS DATA CENTER	DRAWN BY: GFW	CHECKED BY: GFW	DATE: 11/1/11	SCALE: AS SHOWN

PARCEL "A"

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being a portion of Sections 11 and 12, Township 7 North, Range 4 East, M.D.B. & M., more particularly described as follows:

BEGINNING at a point on the Easterly line of Freeport Boulevard, as shown on the Official Plat of Freeport Acres, recorded in the office of the Recorder of Sacramento County in Book 15 of Maps, Map No. 20, said point of beginning being the Northwest corner of that certain tract of land described as Parcel No. 1 in that certain deed recorded in the office of said Recorder in Book 4101 of Official Records, Page 716; said point of beginning is further described as being a point on the Southerly boundary of that certain 0.315 acre tract of land granted to the County of Sacramento by deed recorded in the office of said Recorder in Book 3200 of Official Records, page 108; thence from said point of beginning along said Southerly boundary North $86^{\circ} 54' 37''$ East 53.65 feet, North $70^{\circ} 58' 37''$ East 148.54 feet; North $78^{\circ} 42' 47''$ East 100.00 feet and North $86^{\circ} 45' 37''$ East 94.81 feet to the most Southwesterly corner of that certain tract of land described as Parcel No. 2 granted to the County of Sacramento by deed recorded in the office of said Recorder in Book 3200 of Official Records, page 102; thence along the Southerly boundary of said Parcel No. 2 and the Easterly production thereof North $86^{\circ} 45' 37''$ East 248.41 feet; thence leaving said Southerly boundary of said Parcel 2, South $15^{\circ} 51' 50''$ East 411.02 feet; thence South $74^{\circ} 08' 10''$ West 46.35 feet; thence South $72^{\circ} 07' 20''$ West 123.00 feet; thence South $79^{\circ} 22' 25''$ West 127.44 feet; thence South $63^{\circ} 23' 00''$ West 65.87 feet; thence South $88^{\circ} 15' 00''$ West 67.68 feet; thence South $86^{\circ} 02' 40''$ West 42.03 feet; thence South $88^{\circ} 15' 00''$ West 100.00 feet; thence North $01^{\circ} 45' 00''$ West 85.21 feet; thence South $88^{\circ} 15' 00''$ West 178.95 feet to a point on the Easterly line of Freeport Boulevard; thence along said Easterly line North $01^{\circ} 45' 04''$ West 337.00 feet to the point of beginning.

Containing 6.814 ac. more or less.

PARCEL "B"

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being a portion of Sections 11 and 12, Township 7 North, Range 4 East, M.D.B. & M., more particularly described as follows:

BEGINNING at a point on the Southerly boundary of that certain tract of land described as Parcel 2 granted to the County of Sacramento by deed recorded in the office of said Recorder in Book 3200 of Official Records, Page 102 from which the most Southwesterly corner of said Parcel 2 bears South $86^{\circ} 45' 37''$ West 248.41 feet.

Thence from said point of beginning along said Southerly boundary and the Easterly production thereof, North $86^{\circ} 45' 37''$ East 219.37 feet; thence North $78^{\circ} 13' 47''$ East 171.40 feet to the most Northwesterly corner of that certain tract of land described as Parcel 2 granted to the State of California by deed recorded in Book 70-07-29, Page 29 Records of said County.

Thence along the Westerly boundary of said Parcel 2, South $11^{\circ} 46' 13''$ East 35.00 feet; thence along the Southerly boundary of said Parcel 2, North $78^{\circ} 13' 47''$ East 90.85 feet to a point on the Westerly boundary of that certain tract of land described as Parcel 1 granted to the State of California by deed recorded in Book 70-07-29, Page 29, Records of said County. Thence along said Westerly boundary of said Parcel 1, around the arc of a 6055 foot radius curve to the right, the chord of which bears South $26^{\circ} 14' 08''$ East 547.71 feet to a point on the North line of a 100 foot right of way recorded in Book 525 of Deeds, Page 374, Records of said County. Thence along said North line South $72^{\circ} 07' 22''$ West 443.67 feet; thence leaving said North line North $17^{\circ} 52' 40''$ West 231.00 feet; thence curving to the right on an arc of 400 feet radius, said arc being subtended by a chord bearing North $16^{\circ} 52' 15''$ West 14.05 feet; thence South $74^{\circ} 08' 10''$ West 120.00 feet; thence North $15^{\circ} 51' 50''$ West 411.02 feet to the point of beginning.

Containing 6.515 ac. more or less.

RESOLUTION NO. 80-331

Adopted by The Sacramento City Council on date of

MAY 23, 1980

RESOLUTION AMENDING THE 1974 GENERAL PLAN/NOISE ELEMENT TO WAIVE NOISE STANDARD FOR AN OFFICE BUILDING ON THE WEST SIDE OF INTERSTATE FIVE APPROXIMATELY 1,200 FEET NORTH OF STONECREST OVERCROSSING (APN: 119-010-33) (P-8826)

WHEREAS, the City Council conducted a public hearing on January 29, 1980 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The office building would not be as affected as the designated residential land use.
2. The office building is oriented in such a way that the rear of the building, which has no windows and has non-office interior functions, faces the freeway and would function as a noise wall.
3. Vehicular noise from the freeway will not significantly disrupt office operations because the building orientation and construction material reduce the freeway noise to an acceptable working situation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the property located on the west side of Interstate Five approximately 1,200 feet north of Stonecrest overcrossing (APN: 119-010-33) is hereby waived from the noise standards of the 1974 General Plan/Noise Element.

MAYOR

ATTEST:

CITY CLERK

P-8826

APPROVED
BY THE CITY COUNCIL

MAY 27 1980

OFFICE OF THE
CITY CLERK



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

May 14, 1980

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 Property Located on the East side of Freeport Boulevard, approximately 1,300 feet North of River Bend Road from the A Agricultural Zone and Placing same in the A(PUD) Agricultural (Planned Unit Development) and QB(PUD) Office Building (Planned Unit Development) (P-8826)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

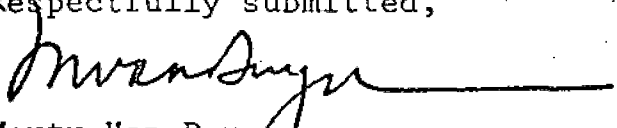
BACKGROUND

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.

RECOMMENDATION

It is recommended that the item be passed for publication.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

jm
Attachments
P-8826

APPROVED PFP +
BY THE CITY COUNCIL

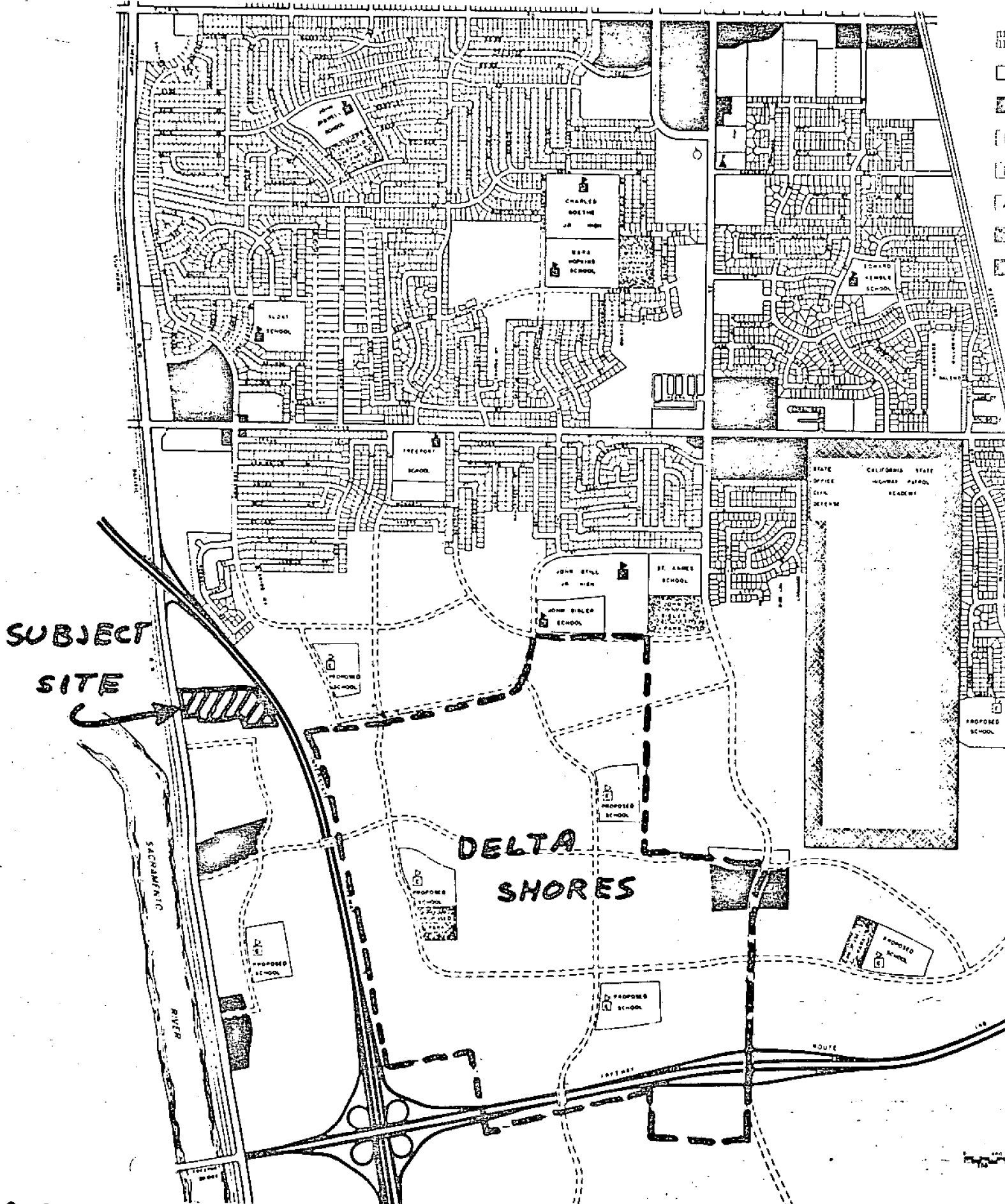
MAY 20 1980

OFFICE OF THE
CITY CLERK

May 20, 1980
District No. 8

Cond 40
5-27-80

MEADOWVIEW COMMUNITY PLAN



5.

ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT E side Freeport Blvd., approx. 1,300' N of River Bend Rd. FROM THE A Agricultural ZONE AND PLACING SAME IN THE A(PUD) Agricultural (Planned Unit Development) and OB(PUD) Office Building (Planned Unit Development) ZONES (FILE P- 8826)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the A(PUD) Agricultural (Planned Unit Development) and OB(PUD) Office Building (Planned Unit Development) zone. This action rezoning the property described in the attached exhibit(s) 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 the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his 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 parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on March 27, 1980 /City Council on May 27, 1980, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, 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. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed 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

Longine

28

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE MEADOWVIEW COMMUNITY PLAN AND THE 1974 GENERAL PLAN FROM LIGHT DENSITY RESIDENTIAL TO COMMERCIAL AND OFFICES FOR THE AREA DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION (P-8970)

WHEREAS, the City Council conducted a public hearing on May 13, 1980, concerning the above plan amendments. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for office building use; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached legal description in the City of Sacramento is hereby designated on the Meadowview Community Plan as Office Buildings and on the 1974 General Plan as Commercial and Offices.

MAYOR

ATTEST:

CITY CLERK

P-8970



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

June 2, 1980

Frank Pease
3545 Verla Court
Carmichael, CA 95608

Dear Mr. Pease:

On May 27, 1980, the City Council approved the following regarding the appeal of the Planning Commission's denial of requests for a General Plan Amendment, Community Plan Amendment, Noise Element Amendment and Rezoning for property located at the east side of Freeport Boulevard approximately 1,200+ feet north of River Bend Road, near I-5 Freeway and Freeport Boulevard overcrossing (P-8826). This hearing was held and closed on January 29, 1980.

- A. Resolution amending the Meadowview Community Plan and the 1974 General Plan from light density residential to commercial and offices for the area described in the attached legal description.
- B. Resolution amending the 1974 General Plan/Noise Element to waive noise standard for an office building on the west side of Interstate Five approximately 1,200 feet north of Stonecrest Overcrossing.
- C. Ordinance rezoning property from "A" Agricultural to A(PUD) Agricultural (Planned Unit Development) and OB(PUD) Office Building (Planned Unit Development)

Sincerely,


Lorraine Magana
City Clerk

LM:l

cc: William Holliman

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