



APPROVED

JUL 25 2000

OFFICE OF THE
CITY CLERK

1.13

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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July 25, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: M00-042 - Cloverleaf Rezone and General Plan Amendment

LOCATION AND COUNCIL DISTRICT: North of J Street and west of Elvas Avenue
APN: 008-0122-020
Council District 3

RECOMMENDATION:

Approve the attached resolution initiating a rezoning and general plan amendment for the Cloverleaf site in East Sacramento.

CONTACT PERSON: Ted Kozak, Assistant Planner (264-1944)

FOR COUNCIL MEETING OF: July 25, 2000 (afternoon)

SUMMARY

This is a City owned site currently used for open space in the center of an urban interchange. The East Sacramento Improvement Association (ESIA) has requested the amendment to eliminate the potential for commercial use of the property. Staff is seeking council authorization to initiate a rezoning from Heavy Commercial (C-4) to Open Space (OS) and a General Plan Amendment from Heavy Commercial or Warehouse to Parks/ Recreation/ Open Space. Staff will return at a later date with the actual rezoning and plan amendment action. The proposed land use amendment is consistent with the General Plan's Open Space and Conservation Element goal to achieve and maintain a balance among the conservation, development, and utilization of planned open space (GP, Section 6-1).

COMMITTEE/COMMISSION ACTION: None

BACKGROUND INFORMATION

The following is a chronological summary of the key events associated with the Cloverleaf property:

- In the early 1900s, the subject site was appropriated to the City and was designated for commercial use. In the 1930s the zoning designation was deemed to be Heavy Commercial (C-4). The parcel remained as an undeveloped site.
- In the mid 1950s, the parcel was reconfigured to be incorporated as a “greenspace” in the center of the newly constructed Elvas Avenue interchange and for stormwater detention of rain runoff. To this day, the parcel has remained as an undeveloped “greenspace” site, but is not utilized for stormwater detention.
- In August, 1996, Mr. Jerry Thompson began to explore the possibility with the City of developing the site as a parking lot to serve the old Shakey’s restaurant located across the street at the northwest corner of 15th and J Streets.
- In November, 1996, Mr. Thompson began negotiations with the City to arrange a no-cost lease agreement over 20 years for the construction of a small commercial development.
- On April 21, 1998 City Council approved a resolution (No. 98-134) to approve the execution of a 20 year Ground Lease Agreement with Jerry Thompson & Associates, Inc., and to explore the feasibility of developing a retail commercial center at the subject site. The resolution was under the condition that a positive feasibility analysis would be provided, expiring at the end of 2 years on April 21, 2000 if construction had not yet begun.
- In June, 1999, Jerry Thompson & Associates, Inc. applied for a Preliminary Review (IR99-077) to the City Planning Division for review and comment. Public opposition to the proposal focused on the removal of the greenspace from the subject site, in the center of the urban interchange at Elvas and J Streets, and the potential impact on commercial businesses located west of the site. Many residents stated that the parcel is considered as a “gateway” to the neighborhood and that it is an important open space for the community, as one of the last large undeveloped parcels in the area and is an important open space feature for the East Sacramento community.
- On April 21, 2000, the lease agreement for the Cloverleaf project expired.
- On June 12, 2000, the East Sacramento Improvement Association (ESIA) requested that the City initiate the rezoning and General Plan Amendment to Open Space to eliminate potential for commercial use.

FINANCIAL CONSIDERATIONS: None

ENVIRONMENTAL CONSIDERATIONS:

The rezoning will require an environmental determination under CEQA. Staff will use the General Plan EIR in completing this determination.

POLICY CONSIDERATIONS

The proposed Rezone and General Plan Amendment is consistent with the General Plan's Open Space and Conservation Element goal to maintain a balance among the conservation, development, and utilization of existing open spaces. The proposed General Plan designation of Parks/ Recreation/ Open Space is consistent with the proposed rezoning (APN: 008-0122-020) to Open Space (OS) zone.

ESBD CONSIDERATIONS Not applicable.

Respectfully submitted,



STEVE PETERSON
Senior Planner

APPROVED:



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:

ROBERT P. THOMAS
City Manager

Attachments:

Resolution Authorizing General Plan Amendment and Rezone
Rezone Exhibit
Plan Amendment Exhibit

RESOLUTION NO. 2000-450

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED

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RESOLUTION AUTHORIZING STAFF TO INITIATE A REZONE FROM HEAVY COMMERCIAL (C-4) TO OPEN SPACE (OS), AND A GENERAL PLAN AMENDMENT FROM HEAVY COMMERCIAL OR WAREHOUSE TO PARKS/ RECREATION/ OPEN SPACE FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF 57TH AND J STREETS (APN: 079-0420-011) (M00-042)

WHEREAS, the City Council has requested a report back to initiate rezoning and plan amendment for the Cloverleaf property; and

WHEREAS, the East Sacramento Improvement Association has requested that city owned property be designated in perpetuity as a open space feature in the community; and

WHEREAS, the City has an interest in preservation of this site for open space to implement the goals and policies of the General Plan to maintain a balance between conservation and development; and

WHEREAS, the Cloverleaf project, given its location and size, is an unique site to meet the city's open space needs;

THEREFORE, BE IT RESOLVED that city staff is authorized to initiate the required environmental, and public hearing process to accomplish the rezoning and plan amendments.

MAYOR

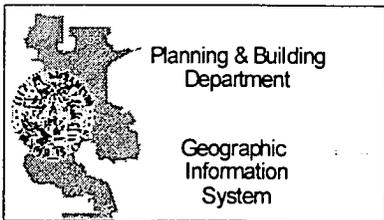
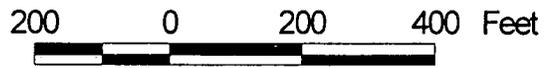
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____



Cloverleaf Rezone M00-042



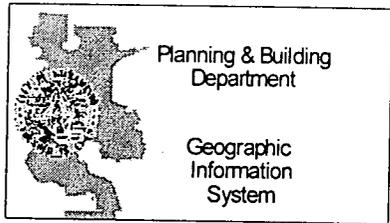
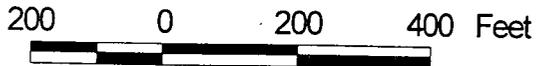
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RESOLUTION NO.: _____

DATE ADOPTED: _____



Heavy Commercial or Warehouse to
Parks/ Recreation/ Open Space



**Cloverleaf General
Plan Amendment
M00-042**



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RESOLUTION NO.: _____

DATE ADOPTED: _____