

SACRAMENTO CITY PLANNING COMMISSION

October 10, 1967

MEMBERS IN SESSION:

SUBJECT: Chronology of Actions Affecting Lot A
Parcels 1 & 2, A. H. Heilbron Survey, and South
Land Park Terrace. Report on Request to initiate
rezoning from C-1 to C-2.

On November 21, 1952, the City Council adopted Ordinance No. 1692, officially annexing the Sutterville Heights Area. At the same time, Ordinance No. 1693 was adopted to apply interim zoning controls over the use of land and buildings in the area.

The purpose of the interim ordinance was to apply temporary controls to the area while a land use inventory, a land use plan, and zoning plans were being prepared. Since the Commission was already engaged in this same task on a comprehensive city-wide basis, it was determined that all annexed areas including Sutterville Heights should be controlled by interim ordinance until the new zoning ordinance (Zoning Ordinance 1963-4th Series) was adopted.

At the time of annexation, a permit issued by the county, to build a service station on the southeast corner of Sutterville Road and Del Rio Road, was outstanding and was honored by the City. The County had zoned this property for commercial use prior to annexation. The service station on the southwest corner was also approved under the interim zoning procedure subsequent to annexation of the area.

Acting under the provisions of interim zoning controls, on July 6, 1954, the Planning Commission held hearings on the proposed Land Park Shopping Center. There were many objections from neighboring home owners that the commercial area should continue to be restricted to the smaller site between Land Park Drive and Sutterville Road. However, since some of this property was to be acquired for anticipated street widening, this would have rendered the site inadequate and the larger site was approved and the shopping center subsequently built.

On January 4, 1955, the first hearing on the proposed new zoning ordinance was held for the Sutterville Heights and West Fruitridge Panhandle areas. At that hearing spokesmen for the South Land Park Terrace Home Owners Association requested that all the various parcels in the Land Park Shopping Center area be zoned C-1 limited commercial

for better land use and development control rather than the C-2 general commercial zone. This request was concurred in by the Planning Commission, and the area has been so zoned since that time.

Following this chronology is a list of the land uses permitted in the C-2 General Commercial zone which are not permitted in the C-1 zone. It is the general commercial character of these permitted uses which was apparently of concern to the local home owners association some years back.

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| Ambulance Service | Indoor Sports Arena |
| Indoor Amusement Center | Janitorial Service Co. |
| Assaying Office & Lab | Labor Temple |
| Auction House | Commercial Laundry |
| Auto Dealer | Linen or Towel Supply Co. |
| Auto Parts House | Motel |
| Auto Repair Shop | Motorcycle & Power Scooter Sales & Serv. |
| Auto Rental Co. | Nursery, Plants Etc. |
| Auto Storage Garage | Painting Contractor |
| Auto Body & Fender Shop | Pawn Shop |
| Auto Car Wash | Photo Engraving Shop |
| Sauna, Turkish Bath | Commercial Photo Lab. |
| Billiard Parlor | Plumbing Contractor |
| Blueprinter | Printing Plant |
| Boat Sales Yard | Public Utility Communications Bldg. |
| Bowling Alley | Roofing or Bldg. Contractor |
| Business College | Second Hand Store |
| Cabinet Shop | Service Station |
| Canteen or Vending Service Center | Sheetrock or Plastering Contractor |
| Commercial Cleaning Plant | Sign Shop |
| Contractor's Shop | Skating Rink |
| Dance Hall | Bus Station |
| Retail Merchant Discount House | Terminal-Taxi Business |
| Drive-In Restaurant | Taxidermist |
| Electrical Contractor | Theatre |
| Equipment Rental & Sales Yard | Tile Contractor |
| Retail Feed Store | Tire Shop, incl. recapping |
| Framing Contractor | Trailer Sales Yard |
| Frozen Food Locker | Trade School |
| Funland & Penny Arcade | Upholstery Shop |
| Funeral Home or Mortuary | Used Car Lot |
| Furniture Refinishing | Wedding Chapel |
| General Contractor | Wholesale Stores & Distributors. |
| Glazier Shop | |
| Heating & Sheet Metal Contractor | |
| Hotel | |
| Household Goods Storage | |

Respectfully submitted,


JOSEPH AVENA
Planning Director