

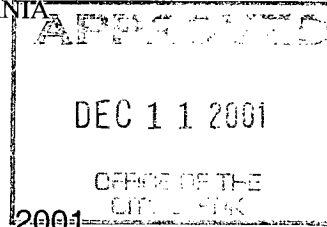


PLANNING DIVISION

**CITY OF SACRAMENTO**

CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2904



PLANNING  
SERVICES  
916-264-5381  
FAX 916-264-5328

November 26, 2001

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: WOODS' REZONE, (P99-133)  
ENTITLEMENTS TO CONVERT AN EXISTING 1,166± SQUARE FOOT  
SINGLE FAMILY RESIDENCE INTO A HAIR SALON ON 0.23±  
DEVELOPED ACRES IN THE MULTI-FAMILY EXECUTIVE AIRPORT  
OVERLAY ZONE (R-3-EA-2 AND EA-3).**

**LOCATION:** 5471 24th Street (District 5)

**RECOMMENDATION:** Planning staff recommends that the City Council approve the following entitlements by approving the attached resolution and ordinance.

- A. Environmental Determination: Negative Declaration;
- B. Rezone 0.23± acres of Multi-family Executive Airport Overlay (R-3-EA-2 and EA-3) to General Commercial Review Executive Airport Overlay (C-2-R-EA-2 and EA-3);

**CONTACT PERSON:**

**Brad Shirhall, Associate Planner, 264-7483  
Thomas Pace, Senior Planner, 264-5935**

**FOR CITY COUNCIL MEETING OF:** December 11, 2000 (afternoon session)

**SUMMARY:** The applicant is requesting a rezone to allow the conversion of an existing vacant single family residence into a neighborhood hair salon. Staff recommends approval of the project. Implementation of the project would result in the positive reuse of an existing vacant structure. The rezone would resolve a land use compatibility issue in that the existing zoning is incompatible with the site's Executive Airport overlays. The airport overlay zones disallow multi-family land uses that would otherwise be allowed by the Multi-family (R-3) zoning. Finally, all of the adjacent parcels are zoned for commercial use.

**BACKGROUND:** A review of the entitlement history for the site revealed no activity. A single family home was constructed and occupied on the site since the 1950s. It has been vacant but maintained for at least two years. In 1982 the Zoning Ordinance was amended to apply the Executive Airport (EA) Overlay zone thereby placing additional development restrictions on parcels falling within the confines of the overlay. The subject site is partially within the EA-2 and EA-3 overlay zones. Neither the EA-2 or EA-3 overlay zone allow multi-family land uses. However, the underlying zoning (R-3 Multi-family) does allow the restricted land use. The purpose of the overlay zone is to limit concentrations of people in individual structures or uses to fewer than 50 persons.

**VOTE OF PLANNING COMMISSION:** On November 15, 2001 the City Planning Commission voted unanimously to recommend approval of the above-listed Rezone and approved a Plan Review to allow conversion of the existing single family home structure into a neighborhood hair salon.


**FINANCIAL CONSIDERATIONS:**  
None.

**ENVIRONMENTAL CONSIDERATIONS:** The Environmental Services Manager determined that the project, as proposed, will not have a significant effect on the environment; therefore, a Negative Declaration was prepared. No mitigation measures were found necessary for the proposed project.


**POLICY CONSIDERATIONS:** The subject site is designated as Community/Neighborhood Commercial and Offices by the General Plan. The applicant's proposal would result in a change to the present land use of the site. However, that change would be compatible with the current General Plan designation.

**ESBD CONSIDERATIONS:** None.

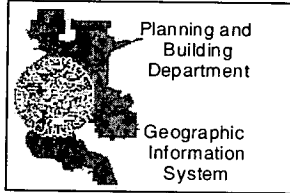
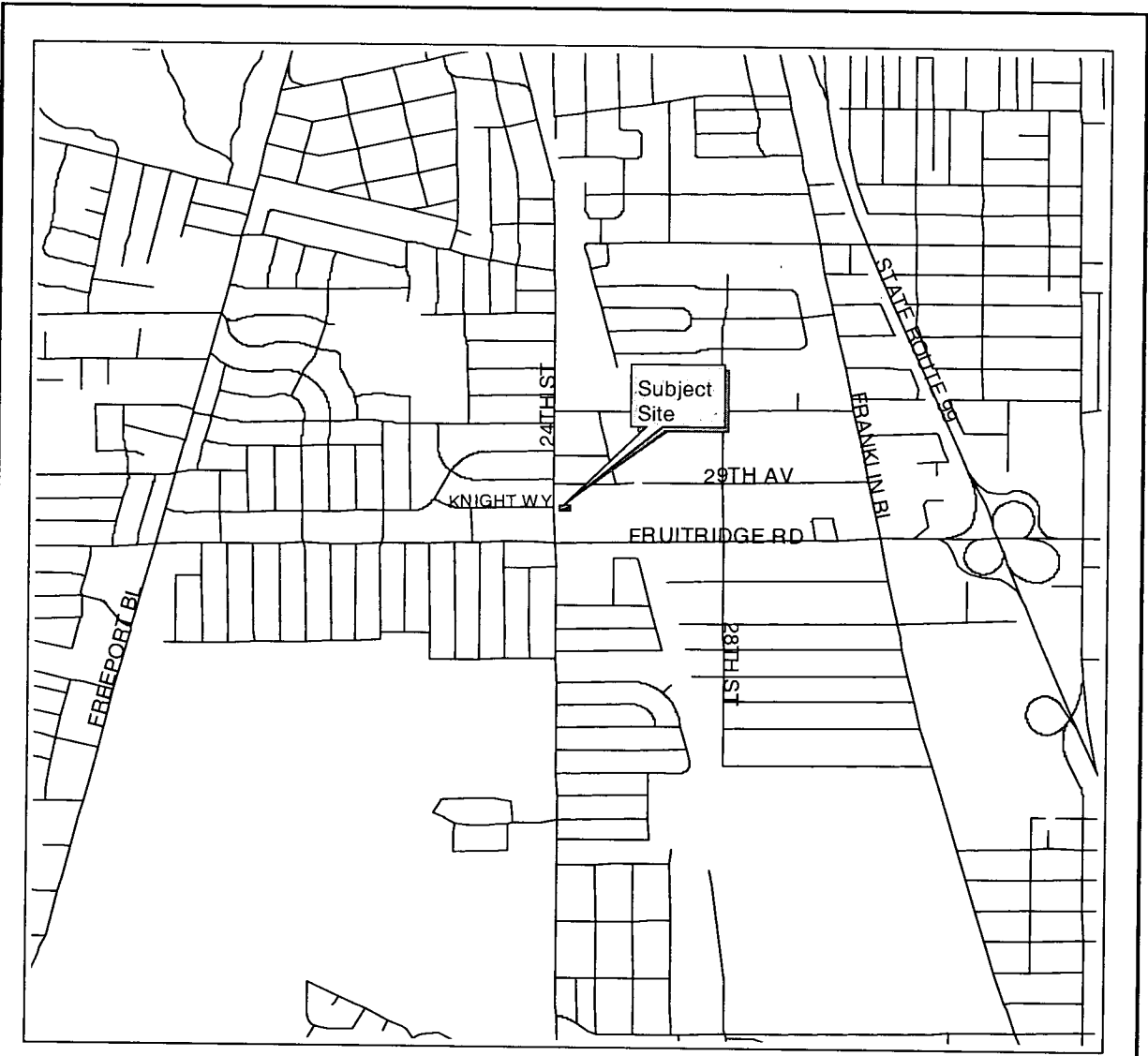
Respectfully submitted,

  
GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:

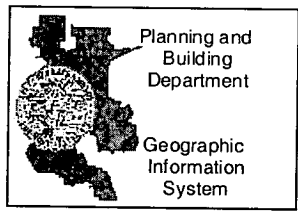
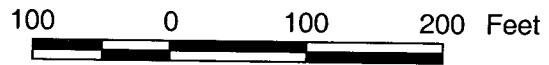
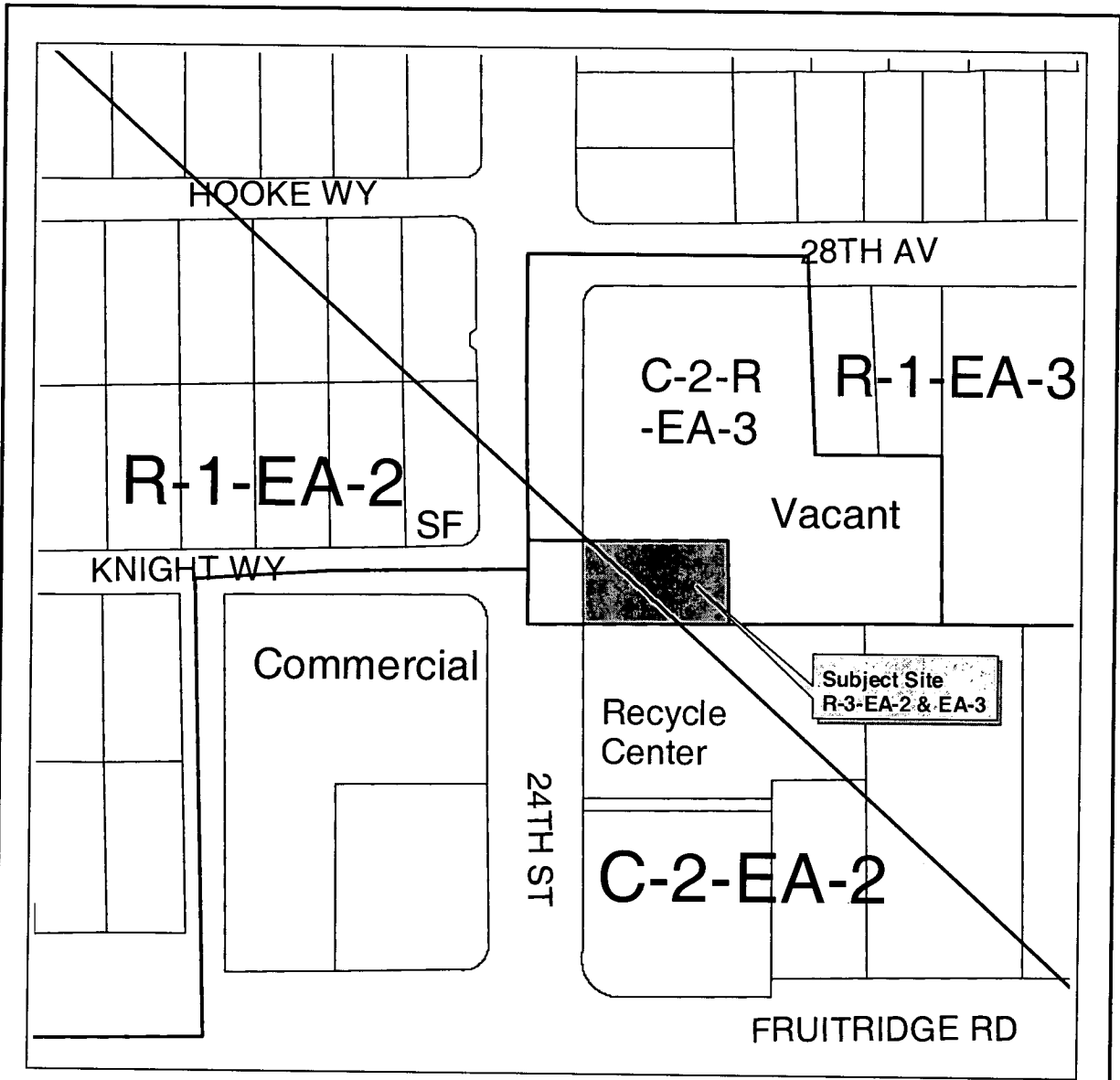
  
ROBERT P. THOMAS  
City Manager

- |              |   |
|--------------|---|
| Attachment 1 | Vicinity Map                                  |
| Attachment 2 | Land Use & Zoning Map                         |
| Attachment 3 | Resolution Ratifying the Negative Declaration |
| Attachment 4 | Ordinance to Amend Zoning Ordinance           |
| Exhibit 4A   | Rezone Exhibit                                |



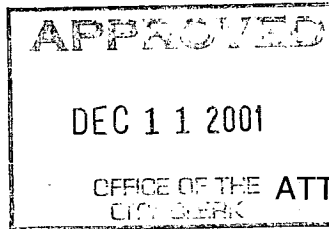
Vicinity Map  
P99-133





Land Use & Zoning  
P99-133





**RESOLUTION NO. 2001-223**

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON THE DATE OF \_\_\_\_\_

**A RESOLUTION RATIFYING THE NEGATIVE DECLARATION FOR  
WOODS' REZONE LOCATED AT 5471 24TH STREET,  
SACRAMENTO, CA.  
(APN: 019-0201-015) (P99-133)**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above-identified project pursuant to the requirements of CEQA;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment and will, therefore, not require preparation of a Mitigation Monitoring Plan;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- 1. The Negative Declaration for the Woods' Rezone (P99-133) is ratified.

\_\_\_\_\_  
MAYOR

ATTEST:

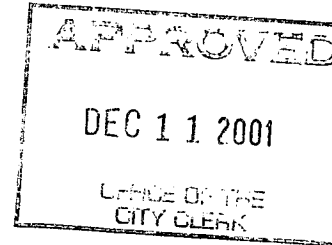
\_\_\_\_\_  
CITY CLERK  
(P99-133)

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. : \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ORDINANCE NO.** 2001-051



ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON THE DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 0.23± ACRES LOCATED AT 5471 24<sup>TH</sup> STREET FROM THE MULTI-FAMILY (R-3) ZONE AND PLACING IT IN THE GENERAL COMMERCIAL REVIEW (C-2-R) ZONE. THE EXISTING EXECUTIVE AIRPORT OVERLAY ZONES SHALL REMAIN UNAFFECTED.**

**(APN: 019-0201-015)**

**(P99-133)**

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

The territory described in the attached Exhibit 4A, which is located at 5471 24<sup>th</sup> Street in the Multi-family (R-3) zone established by Ordinance No. 99-015, as amended, is hereby removed from said zone and placed in the following zone: General Commercial Review(C-2-R).

**SECTION 1**

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 November 15, 2001, 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.

**FOR CITY CLERK USE ONLY**

ORDINANCE NO. : \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- The existing Executive Airport Overlay zones shall remain unaffected by this ordinance.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part 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 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

P99-133

Attachments:

Exhibit 4A

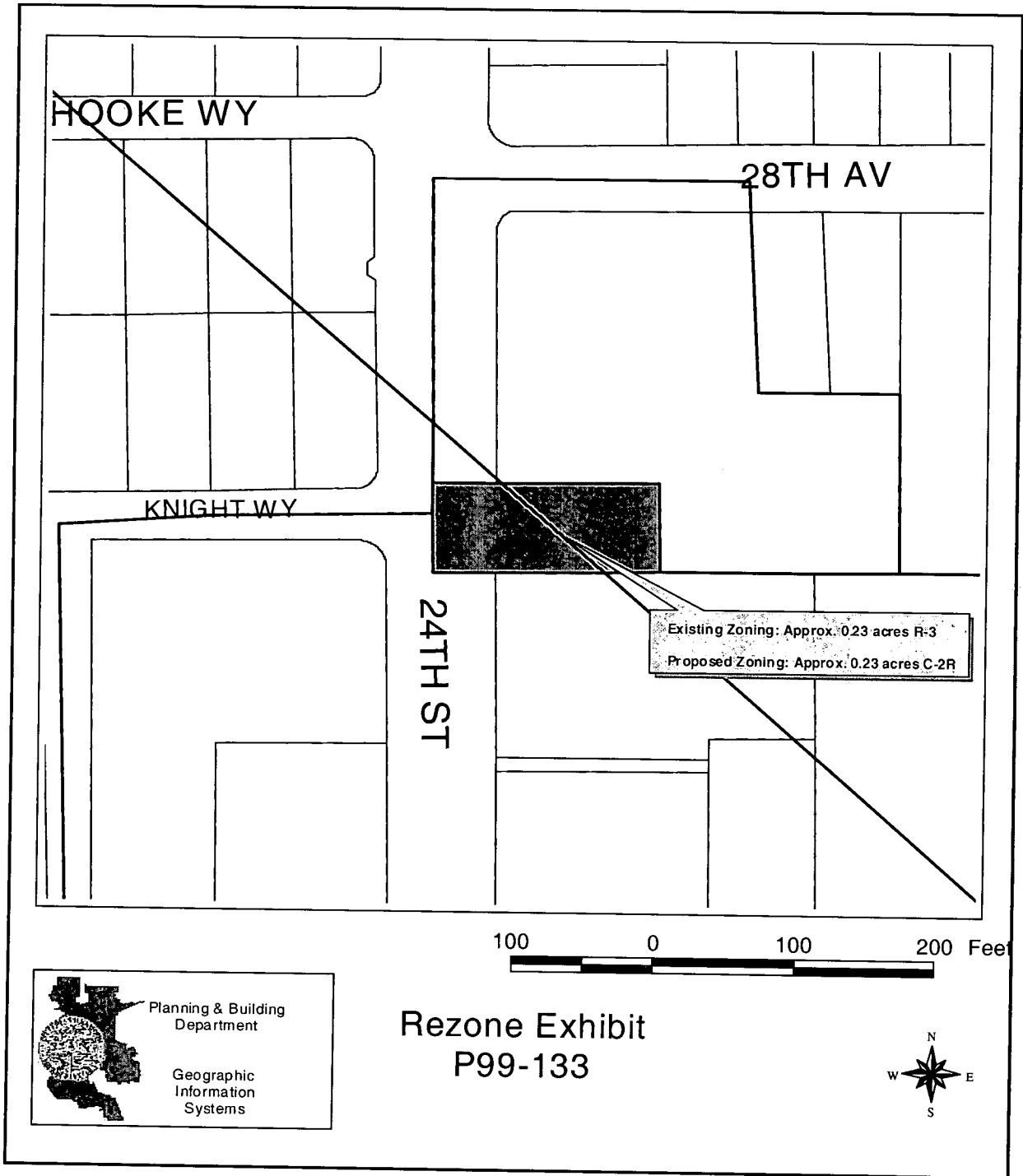
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ORDINANCE NO. : \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



EXHIBIT 4A - REZONE EXHIBIT



Rezone Exhibit  
P99-133

**FOR CITY CLERK USE ONLY**

ORDINANCE NO. : \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_