

# CITY OF SACRAMENTO

38

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

July 25, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Rezone from R-1 and C-1 to C-2-R (P-9047)

**LOCATION:** Northwest corner of Power Inn Road and 32nd Avenue

### SUMMARY

The applicant is requesting the necessary entitlement to develop a 11,000 square foot general commercial complex on a 0.8+ acre parcel. The Planning Commission, in concurrence with the staff, recommended approval of the requests subject to conditions.

### BACKGROUND INFORMATION

The subject site is currently split with two different zoning classifications. The east portion of the site is zoned C-1 and the west portion is zoned R-1. The applicant is proposing to rezone the entire site to C-2 General Commercial.

The proposed C-2 zoning is less restrictive than the current C-1 zone. It allows more intense uses such as auto related activities (body shop, car sales lots, service station); general commercial activity such as cabinet shop, printing shop, and wholesale distributors. The C-1 zone is much more limited and does not allow the uses mentioned above.

The staff and the Planning Commission have no objection to the proposed rezoning. The site is adjacent to C-2 zoning on the north and industrial zoning to the east. The proposal is also consistent with the Colonial Community Plan.

### VOTE OF PLANNING COMMISSION

On June 26, 1980, the Planning Commission by a vote of seven ayes, one no, one absent recommended approval of the project.

**APPROVED**  
BY THE CITY COUNCIL

JUL 29 1980

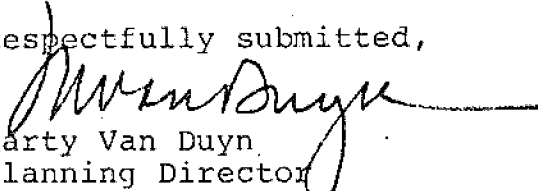
OFFICE OF THE  
CITY CLERK

July 25, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the rezoning and adopt the attached ordinance.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:DP:bw  
Attachments  
P-9047

July 29, 1980  
District No. 6

4395

3. 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 NORTHWEST CORNER POWER INN ROAD & 32ND AVENUE FROM THE R-1 SINGLE FAMILY RESIDENTIAL & C-1 LIMITED COMMERCIAL ZONES AND PLACING SAME IN THE C-2-R GENERAL COMMERCIAL REVIEW ZONE (FILE P-9047) (APN: 027-081-3600)

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 R-1 Single Family Residential and C-1 Limited Commercial zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-R General Commercial Review zone(s).

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 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 June 26, 1980, on file in the office of the Planning Department, or any provision or modification 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 as provided for in Ordinance No. 3201, Fourth Series.

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:

\_\_\_\_\_  
MAYOR

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

**APPROVED**  
BY THE CITY COUNCIL

P-9047

JUL 29 1980

OFFICE OF THE  
CITY CLERK

LEGAL DESCRIPTION

Lots 3 and 4 of Home Garden Acres,  
according to the official plat thereof,  
filed in the office of the Recorder of  
Sacramento County, California, on  
November 4, 1925, in Book 18 of Maps,  
Map No. 54.

P-9047

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: June 26, 1980  
 M NO. 18 FILE NO. P- 9847  
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:  
 Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: NE corner of Louise Ann Road & 32nd Ave.

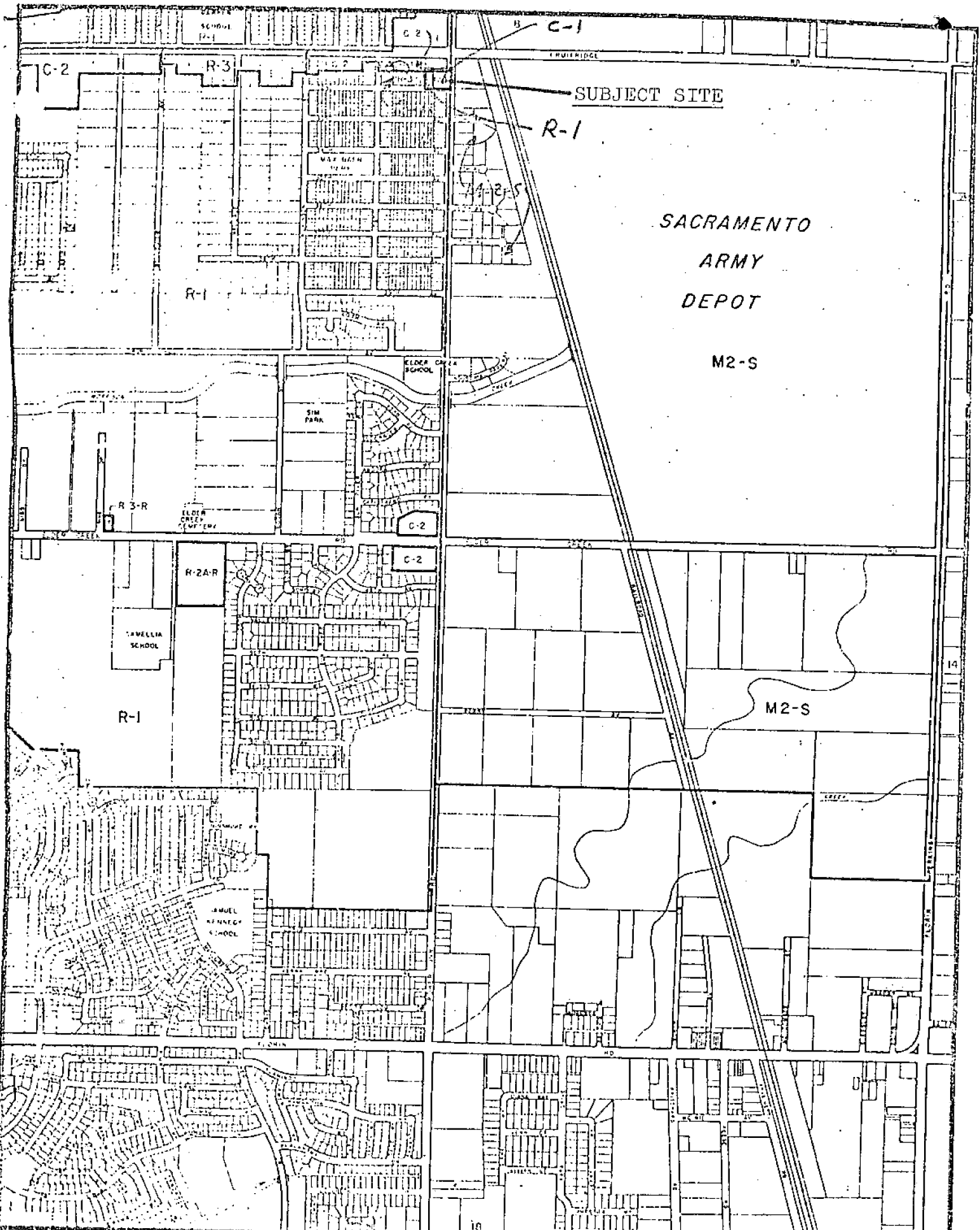
<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	
<u>Bugs Garcia</u>	<u>1017 25th Street, D.C.</u>	
<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

ATTENTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
<u>Augusta</u>	<input checked="" type="checkbox"/>			
<u>Flores</u>	<input checked="" type="checkbox"/>			
<u>Goodin</u>	<input checked="" type="checkbox"/>			
<u>Hunter</u>	<input checked="" type="checkbox"/>			
<u>Arson</u>		<input checked="" type="checkbox"/>		
<u>Kiraki</u>	<input checked="" type="checkbox"/>			
<u>Simpson</u>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
<u>Silva</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
<u>Long</u>	<input checked="" type="checkbox"/>			

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

- REQUIREMENTS:
- A. Site Plan
  - B. Floor Plan
  - C. Elevation



P. 9047

June 26, 1980

# 18

# CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Buzz Garcia, Architect, 1017 25th Street, Sacramento, Ca. 95816				
OWNER	Deryl D. & Alice P. Brewer, 8654 Beauxart Circle, Sacto. Ca. 95828				
PLANS BY	Buzz Garcia, Architect, 1017 25th Street, Sacramento, Ca. 95816				
FILING DATE	5/14/80	60 DAY CPC ACTION DATE		REPORT BY:	JIT/jb
NEGATIVE DEC.	6/10/80	EIR		ASSESSOR'S PCL. NO.	027-081-3600

APPLICATION: 1. Environmental Determination  
2. Rezoning of a vacant .816<sup>+</sup> acre parcel from R-1 (single-family) and C-1 (limited commercial) zone to C-2 (general commercial) zone (P-9047).

LOCATION: Northwest corner of Power Inn Road and 32nd Avenue  
(Near Fruitridge Road)

PROPOSAL: To develop a General Commercial complex on a vacant site

PROJECT INFORMATION:

General Plan Designation:	Commercial/Office
1965 Colonial Area Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	R-1 and C-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; C-2
South:	Vacant; R-1
East:	Lumber yard; M-2-S
West:	Residential; R-1
Parking Provided:	28 Spaces
Parking Required:	Determined by use
Property Area:	35,552.02 square feet
Square Footage of Building:	11,064 square feet
Topography:	Flat
Utilities:	Available to site

STAFF EVALUATION:

The subject site is located in an area that has a variety of land uses including industrial, commercial and residential. The subject site is adjacent to single-family on the west, commercial to the north, industrial and vacant properties to the east and vacant land to the south. It is also located along Power Inn Road, which is a major street. The subject site is presently split with two different zoning classifications. The east portion of the site is zoned C-1 and the west portion is zoned R-1. The applicant proposes to rezone the entire site to C-2, General Commercial zone. It appears that the site is appropriate for a General Commercial zone because of the surrounding zoning and land uses and its location along a major street. Also, the 1965 Colonial Area Community Plan designates the site for commercial. Staff, however, wishes to make the following comments regarding the site design:

1. The trash enclosure is located at the northwest corner of the site, which is adjacent to R-1 single family zoned property. Staff suggests that the trash enclosure be relocated away from the west property line.
2. Single family dwellings are located to the west of the site. The required setback for the residential lots along 32nd Street is basically 25 feet. Staff would suggest that the parking stall located at the southwest corner of the site be replaced with landscaping. This would allow a better buffer to the adjacent single family lot to the west.
3. Staff would also suggest that the site be rezoned to C-2-R, which would allow Planning Commission review of any plans that are substantially different from the proposed plans. Also, it would allow review of signs.
4. The site plan indicates a sign located at the southeast corner of the site. Staff suggests that the sign be limited to a monument sign.

STAFF RECOMMENDATION:

The staff recommends the following actions:

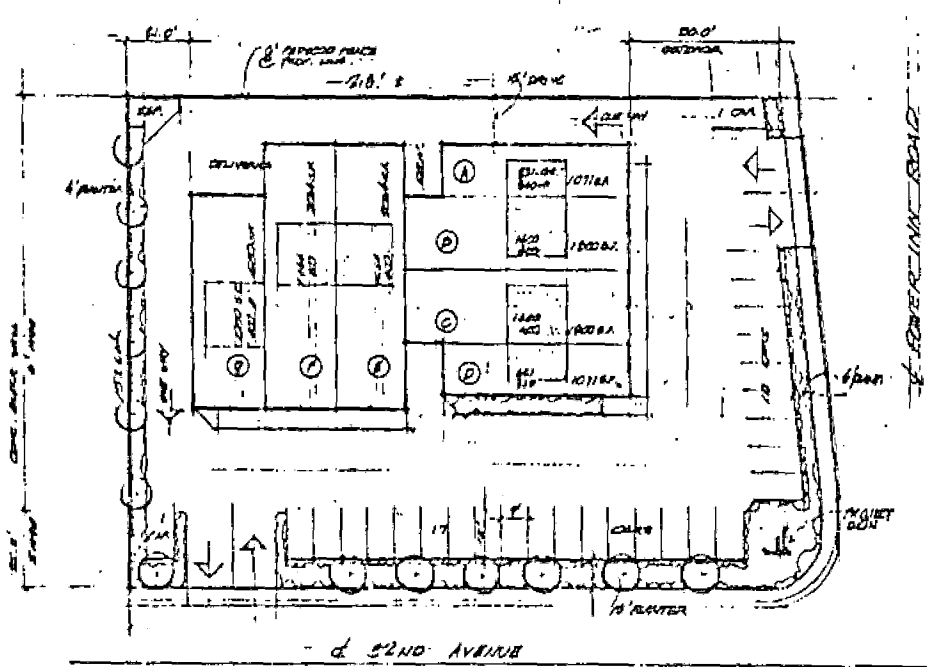
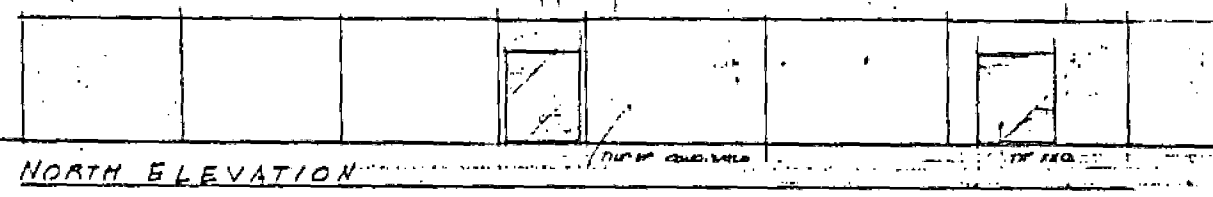
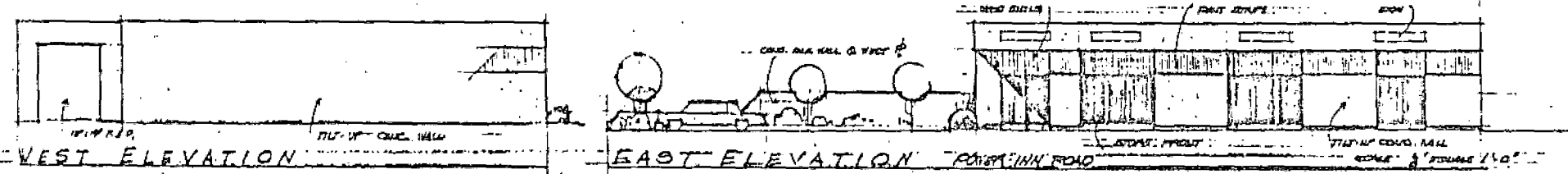
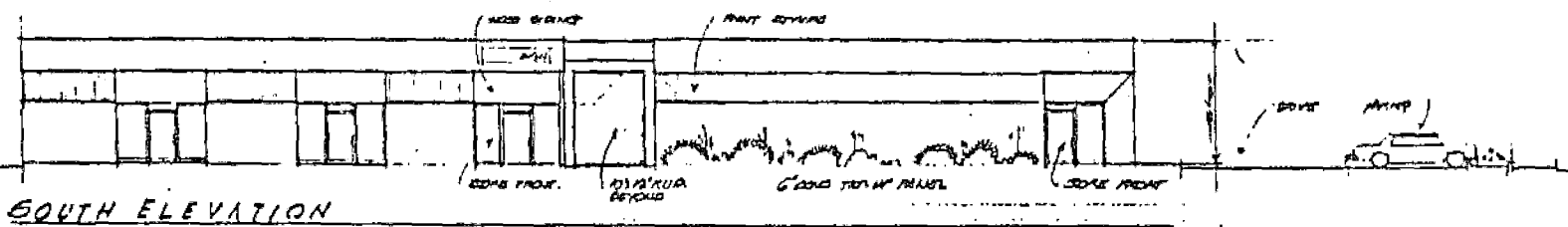
1. Ratification of the Negative Declaration.
2. Approval of the rezoning request from R-1 (Single-Family) and C-1 (Limited Commercial) to C-2-R (General Commercial Review).



P-9047

June 26, 1980

2/18



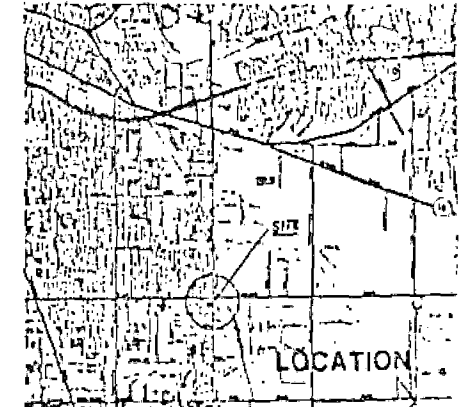
SITE PLAN

REVISED PLAN

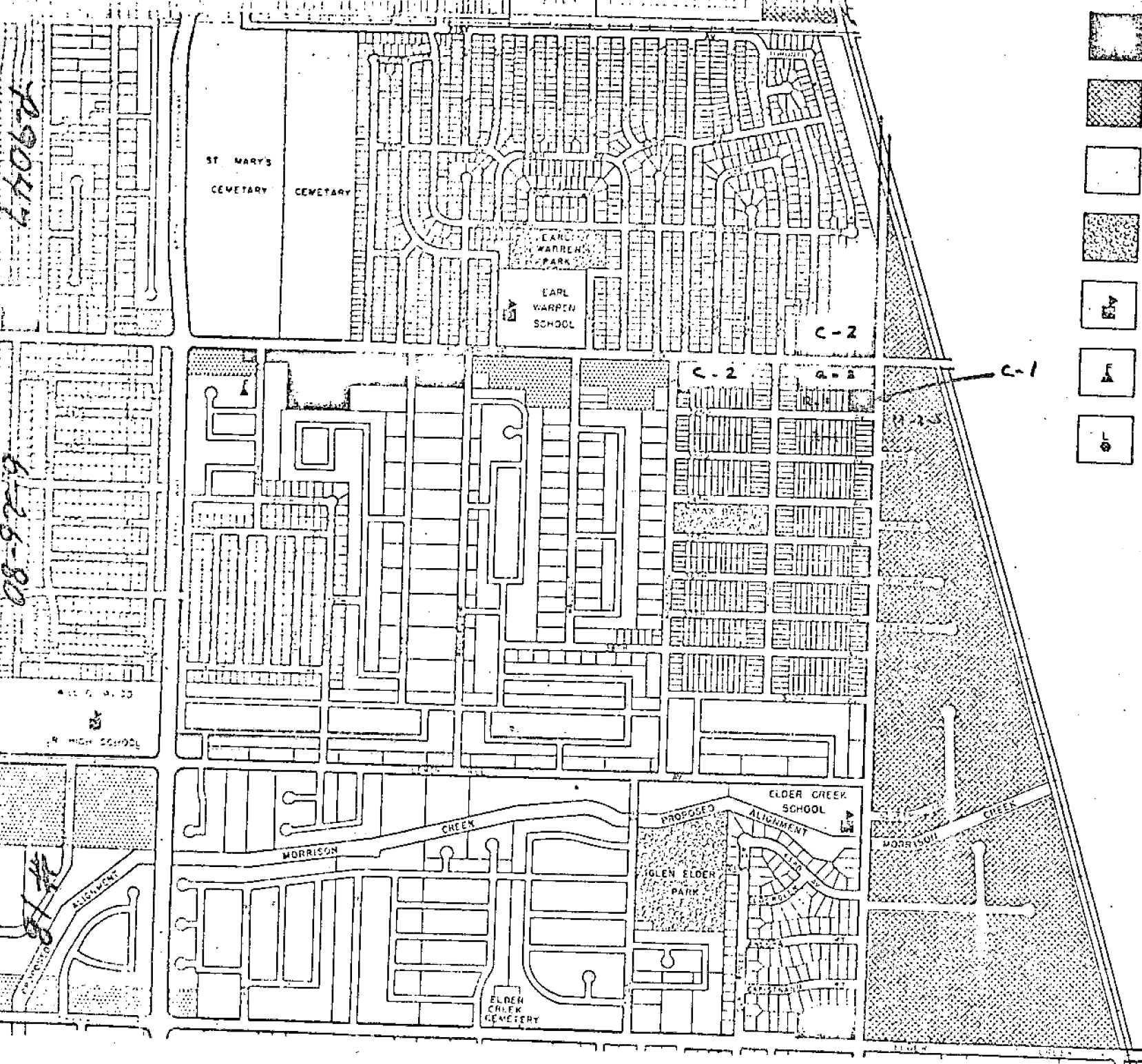
DEVELOPMENT STATISTICS








OFFICE	OFFICE AREA	OFFICE AREA
(A)	240	201
(B)	600	1,030
(C)	400	1,400
(D)	240	251
(E)	400	1,664
(F)	400	1,844
(G)	400	1,240
TOTAL	2,680	9,020
OFFICE BUILT AREA:		11,562

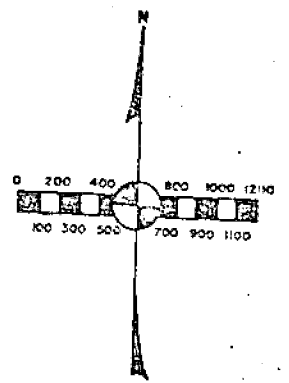
**PARKING**  
 REQUIRED: 50 CARS  
 PROVIDED: 24 CARS  
 EXISTING ZONING: C-1/M-4  
 PROPOSED ZONING: C-2  
 PROPOSED USE: UNUSUAL, RETAIL, OFFICE  
 SITE AREA: 88,082.08 S.F.  
 .816 ACRES (APX)



buzz garcia associates  
 ARCHITECTURE PLANNING  
 1000 MARKET STREET, SUITE 200  
 OAKLAND, CALIFORNIA 94612  
 PHONE: (415) 778-1100  
 FAX: (415) 778-1101  
 7/18/80  
 79825  
 A



-  SHOPPING OR COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARK OR RECREATION FACILITY
-  SCHOOL
-  FIRE STATION
-  BRANCH LIBRARY





# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

July 17, 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 at the Northwest Corner of Power Inn Road and 32nd Avenue from the R-1 Single Family Residential and C-1 Limited Commercial Zones and Placing Same in the C-2-R General Commercial Review Zone (P-9047)

### 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.

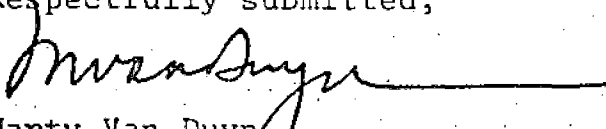
### BACKGROUND

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-9047

7FP +  
Cant 40  
7-29-80

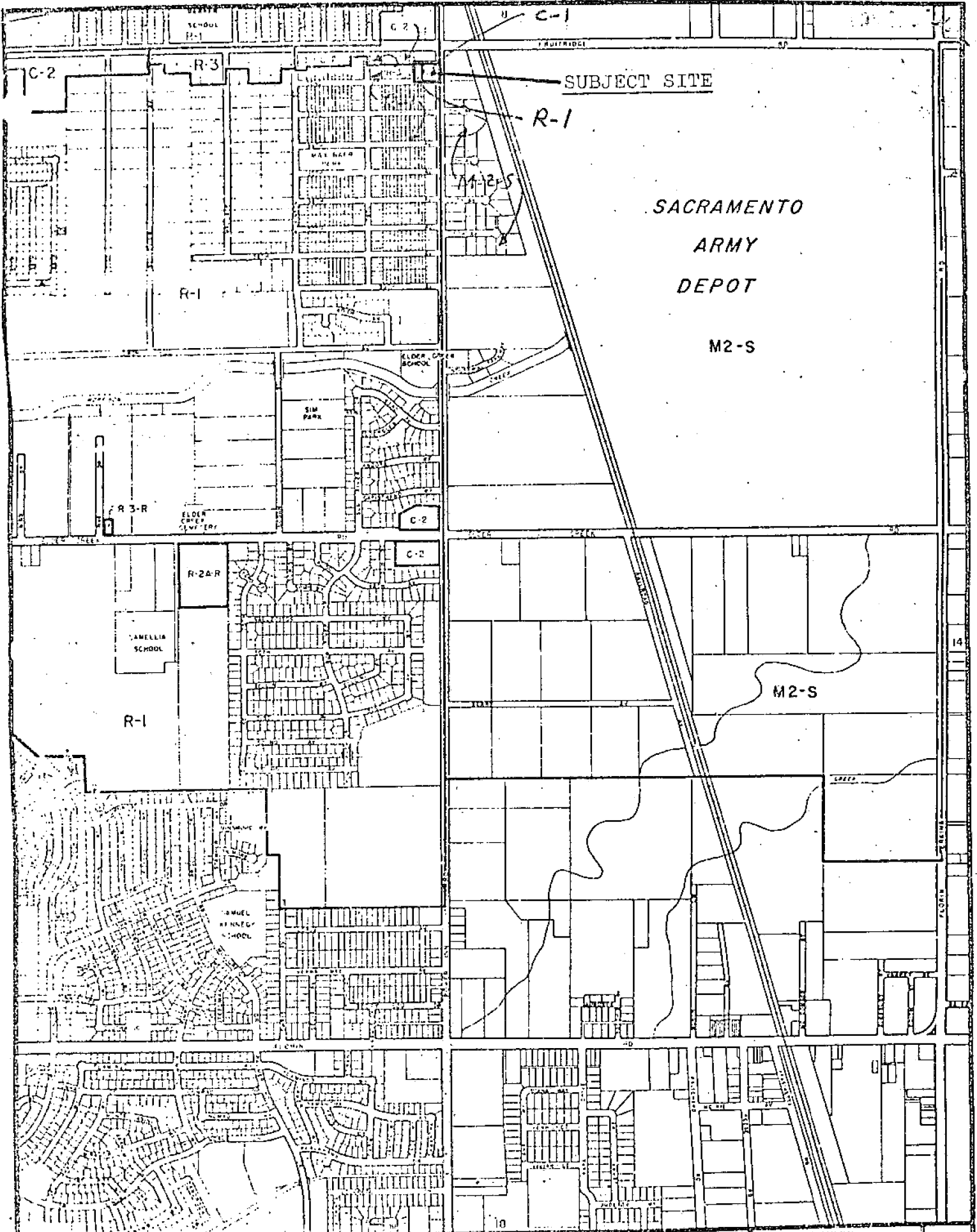
**APPROVED**  
BY THE CITY COUNCIL

JUL 22 1980

OFFICE OF THE  
CITY CLERK

July 22, 1980  
District No. 6

4



P.9047

June 26, 1980

# 18

3.

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 NORTHWEST CORNER POWER INN ROAD & 32ND AVENUE FROM THE R-1 SINGLE FAMILY RESIDENTIAL & C-1 LIMITED COMMERCIAL ZONE'S AND PLACING SAME IN THE C-2-R GENERAL COMMERCIAL REVIEW ZONE (FILE P-9047) (APN: 027-081-3600)

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 R-1 Single Family Residential and C-1 Limited Commercial zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-R General Commercial Review zone(s).

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 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 June 26, 1980, on file in the office of the Planning Department, or any provision or modification 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 as provided for in Ordinance No. 3201, Fourth Series.

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:

\_\_\_\_\_  
MAYOR

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



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-6426

LORRAINE MAGANA  
CITY CLERK

July 30, 1980

Deryl D. and Alice P. Brewer  
8654 Beauxart Circle  
Sacramento, CA 95828

Dear Deryl and Alice:

On July 29, 1980, the City Council adopted the enclosed certified ordinance Amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at Northwest Corner Power Inn Road and 32nd Avenue from the "R-1" Single Family Residential & "C-1" Limited Commercial Zones, and placing same in the "C-2-R" General Commercial Review Zone (P-9047).

Sincerely,

Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Buzz Garcia

Item No. 38