

SACRAMENTO CITY PLANNING COMMISSION

June 8, 1965

MEMBERS IN SESSION:

Attached for your consideration is a proposed amendment to Zoning Ordinance No. 2550-4th Series, establishing a new zoning district to be known as the "HC" HIGHWAY COMMERCIAL ZONE.

It is the recommendation of the staff that this zone be established for the following reasons:

1. The Sacramento Metropolitan area has several freeway facilities currently under construction or in the preliminary stages preceding construction. Upon their completion, there will be a comprehensive network of traffic facilities serving the City and its surrounding urbanized area.
2. These facilities will provide a system of vehicular travel for both through traffic and locally oriented trips which in turn will create a demand for a specific type of land use pattern. This land use pattern is that closely associated with the motoring public such as hotels, motels, and their allied facilities, large commercial recreation centers and other similar compatible uses.
3. These land use patterns are directly influenced by their access and proximity to freeway facilities and other high volume traffic circulators. Because of this, their site selection is a dominant consideration and their location with respect to adjacent land uses and the local street system is important, both to the developer and the City.
4. Under the Zoning Ordinance as currently written, it is necessary to place either the shopping center zone or one of the commercial zones on property in order for this type of land use to be developed. Incompatible uses could be developed due to the wide range of uses permissible in these zones and which afford a lesser degree of land use control than may be desirable.
5. By adopting the proposed amendment to create a zone for this particular grouping of land uses, the City will be able to more judiciously interpret and assign zoning for a specific land use demand, with reasonably adequate assurance that a wide range of other uses will not be the final result. It is believed this affords an important planning tool, both for the community and the developers.


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Letter to CPC Members  
June 8, 1965  
Re: HC Zone.

If you concur in this suggested revision to the zoning ordinance, or some modification thereof, it is recommended this matter be scheduled for public hearing at your regular meeting of June 22, 1965.

Respectfully submitted,

  
R. L. RATHFON  
Planning Director

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An Ordinance amending Ordinance No. 2550, Fourth Series, passed May 14, 1964, and entitled "An Ordinance establishing zones within the City of Sacramento", and establishing classifications of land use in such zones; regulating the height of buildings and open spaces for light and ventilation; adopting maps of said City showing boundaries and the classification of such zones; defining the terms used in said Ordinance; providing for the amendment and the enforcement thereof; prescribing penalties for its violations and revoking all ordinances and parts of ordinances in conflict therewith, by adding a new zoning district thereto; said zone to be designated as the "HC" Highway Commercial Zone.

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

Ordinance No. 2550, Fourth Series, passed May 14, 1964, is hereby amended by adding to or amending various sections thereof to establish a new zoning district, said district to be known as the "HC" Highway Commercial Zone, said amendments and additions to read as follows:

Amendment 1: Add to Section 1 D of said Ordinance the following:

"HC" HIGHWAY COMMERCIAL ZONE: This is a zone in which the principal use of land is for establishments offering accommodations or services to motorists, and for certain other specialized non-merchandising activities. This zone will ordinarily be located in appropriate areas along Federal and State Freeway Routes or other highways or major streets of local jurisdiction.

Amendment 2: The land use regulations and chart of Section 2 of said ordinance are amended to include a "HC" Highway Commercial Zone therein and to permit within said zone the following uses:

- 2C3 Amusement centers, indoor only, subject to the provisions of sub-section 2E11
- 2C19: Hotel - subject to the provisions of sub-section 2E11.
- 2C24: Motel - subject to the provisions of sub-section 2E11.
- 2C33: Restaurant, bar - subject to the provisions of sub-sections 2E11.
- 2C35: Service station - subject to the provisions of sub-section 2E10 and 2E11.

Amendment 3: The land use regulations of Section 2 of said ordinance are further amended by adding the following new sub-section, 2E16 to read as follows:

- 16: In the HC zone, in addition to the uses permitted by the land use chart, other retail and service type facilities may be established as an incidental use to an indoor amusement center, hotel, or motel provided said uses are approved by the Planning Commission.

Amendment 4: The Height and Area regulations and chart of Section 3 of said ordinance are hereby amended to include regulations for the "HC" Highway Commercial zone, said regulations to be designated as subsection 3B8a, and are to read as follows:

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8a: Zone - HC zone  
Location - All  
Maximum Height - 35 feet.  
Minimum yard Requirements: Front - 50 feet. Rear - 15 feet  
Interior side - 15 feet  
Street side - 50 feet  
Maximum Lot Coverage - 40%  
Minimum Lot Area Per D. U. in Sq. Ft. - 2500

Amendment 5: The Height and Area regulations of Section 3 of said ordinance are further amended by changing the provisions of existing sub-sections 3D1 and 3D2 to read as follows:

3D1 Preliminary and final site plans of a proposed development shall be submitted to the Planning Commission for review and approval in all cases in the OB, SC, and HC zones, and when C3 zoned property is used in whole or part for residential purposes.

3D2: In the SC and HC zones, no property may be divided into smaller parcels unless said proposed division is submitted to and approved by the Planning Commission. Said submission shall be made on a site development plan of the entire parcel so that its relationship to the overall development can be evaluated.

Amendment 6: The sign regulations of Section 7 of said ordinance are hereby amended to include regulations for the "HC" Highway Commercial zone by amending sub-section 7A4 to read as follows:

4. SC, HC, and C1 Zones: Within the SC, HC, and C1 zones, all exterior signs shall indicate the name and nature of the occupancy only, shall be placed flat against the building, and shall front the principal street or streets. In no case shall the sign project above the roof line or a parapet wall around the roof. In the HC zone, there may also be one (1) pole or post sign erected to identify the occupancies in any HC zoned complex. The height of any such pole or post sign shall not exceed the maximum height limits specified for said HC zone.

SECTION II: This Ordinance shall be published once in the official newspaper of said City of Sacramento and shall take effect not later than 30 days from and after its passage.

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