

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> John Taylor - 1545 River Park Drive #550, Sacramento, CA 95815
<b>OWNER</b> Katherine Meister, c/o Cook Company - 2020 Hurley Way #405, Sacto 95825
<b>PLANS BY</b> Forrar Williams Architects - 1418 12th Street, Sacramento, CA 95814
<b>FILING DATE</b> 4-8-86 <b>ENVIR. DET.</b> 4-28-86 <b>REPORT BY</b> EG:sg
<b>ASSESSOR'S-PCL. NO.</b> 250-010-47.48

APPLICATION: A. Negative Declaration

B. Rezone from Agriculture (A) to Highway Commercial-Review (HC-R) zone

LOCATION: West side of Rosin Court at the terminus with I-80

PROPOSAL: The applicant is requesting the necessary entitlement for future highway-oriented development.

PROJECT INFORMATION:

1974 General Plan Designation: Highway Commercial  
1986 South Natomas Community  
Plan Designation: Highway Commercial  
Existing Zoning of Site: A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: I-80; TC  
South: Restaurant; HC-R  
East: Sutter Business Park; M-1(S), C-4  
West: Vacant; R-1A

Property Dimensions: Irregular  
Property Area: 6.56± acres  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two vacant lots totaling 6.56± acres in the Agriculture (A) zone. The site is designated for highway commercial in both the 1974 General Plan and the 1986 South Natomas Community Plan. Surrounding uses include restaurants, office/warehouse, freeway and vacant land.
- B. The applicant is proposing to rezone both lots to Highway Commercial (HC). The rezone request would conform to the adopted land use designation of both the General and 1986 South Natomas Community Plan. The applicant's proposal would allow for the future development of highway-oriented uses. The site plan which is included in this application is a conceptual plan and the applicant has indicated to staff that the site plan does not reflect the type of occupant or the actual layout of the buildings on the site.

Since the applicant has not submitted final site development plans, staff recommends that an "R"-review overlay be included with the rezoning. The

**APPLC. NO.** P86-143      **MEETING DATE.** May 22, 1986      **ITEM NO.** 9

overlay zone would provide the City with the ability to review final site plans, elevations, floor plans, landscape plans, etc.

- C. The zone change request has been reviewed by the Traffic Division and the Public Works Department. Their comments are as follows:

Traffic

Improve Rosin Court to City standards.

Engineering - Public Works

Full improvements will be required at the time building permits are required.

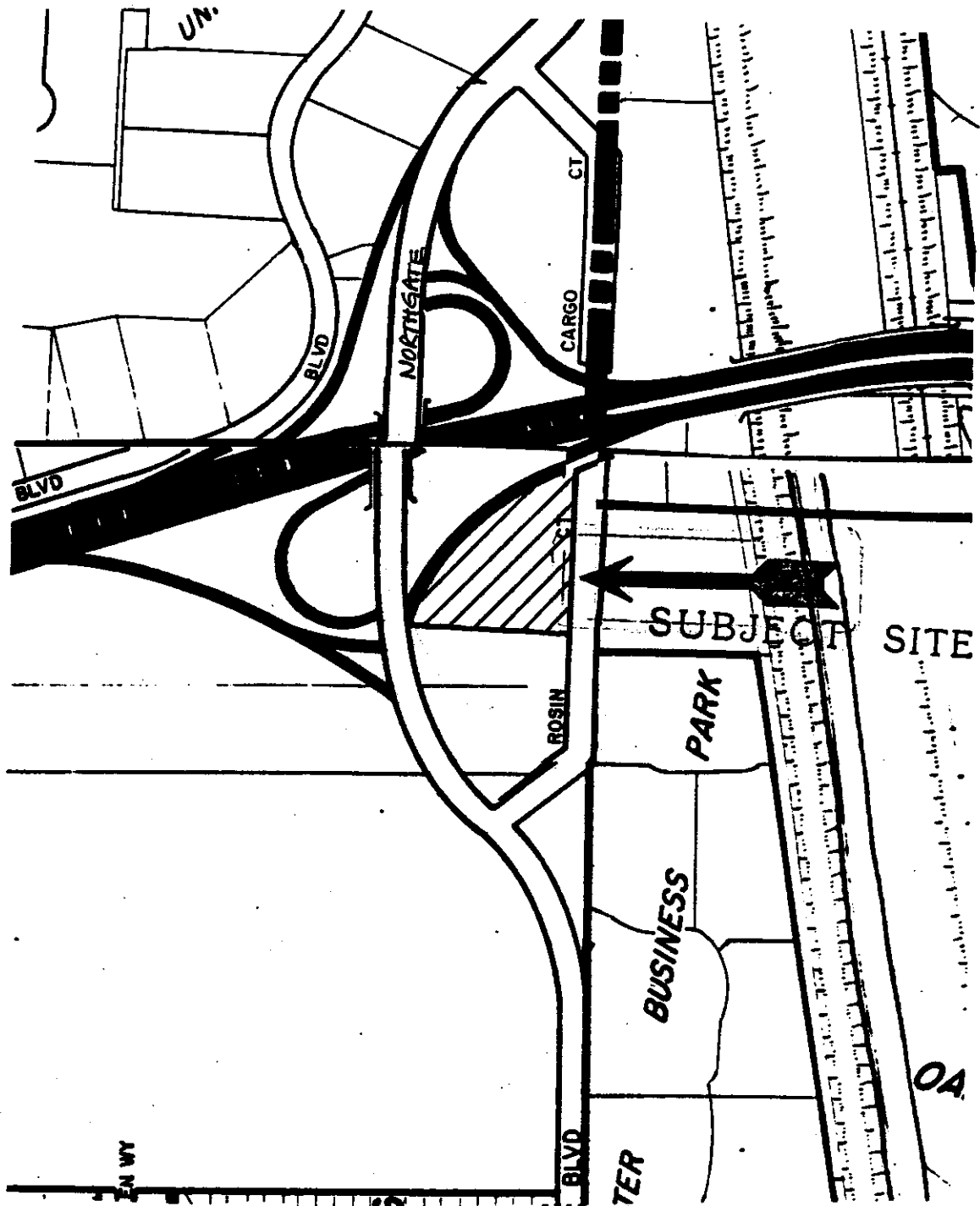
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezone from Agriculture (A) to Highway Commercial-Review (HC-R), based upon the findings of fact which follow:

Findings of Fact

The proposed zone change is consistent with the City's Discretionary Intermin Land Use Policy in that the site is designated for highway commercial use by the 1986 South Natomas Community Plan and the proposed zone change conforms with the plan designation.

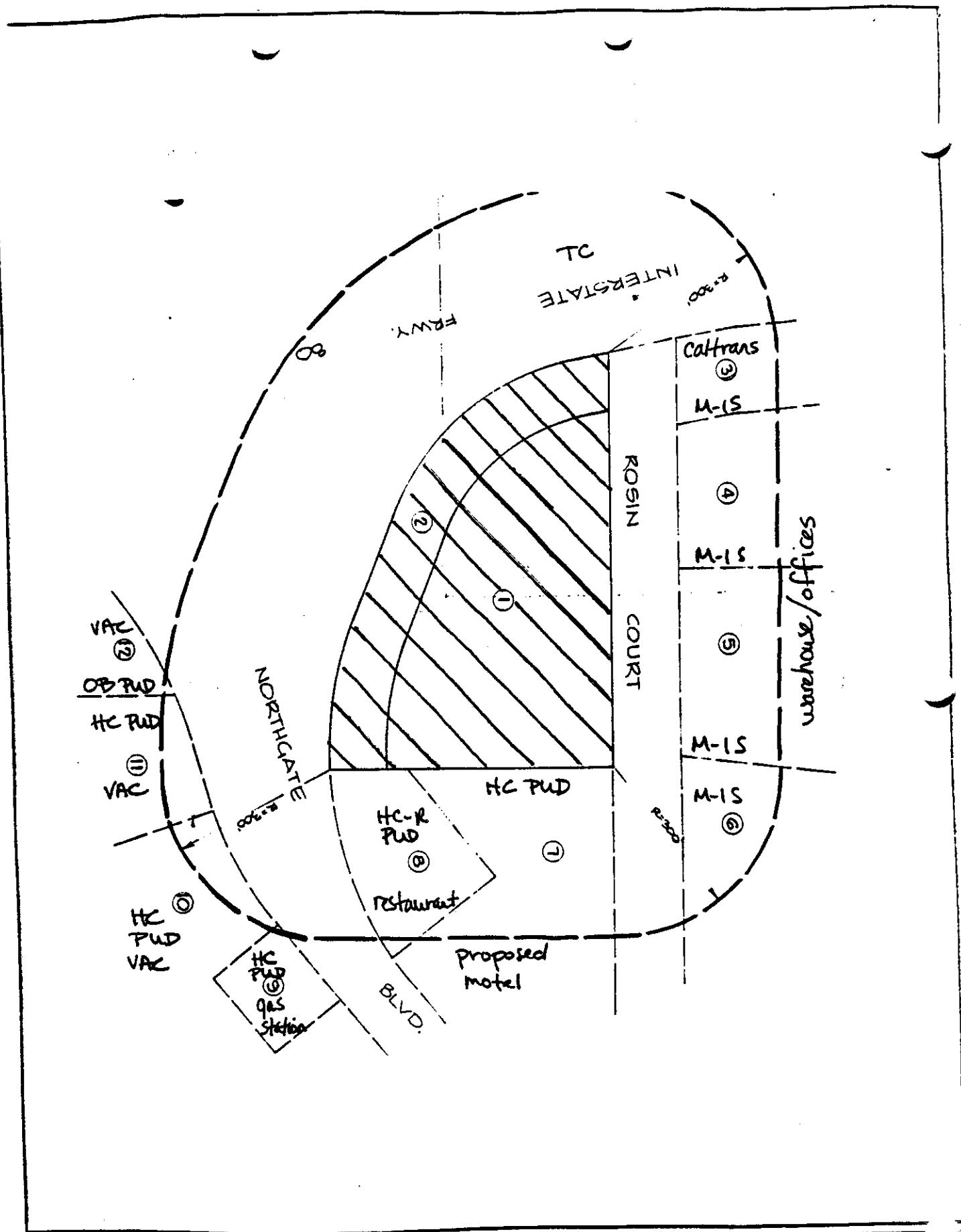


# VICINITY MAP

P86-143

5-22-86

Item 9



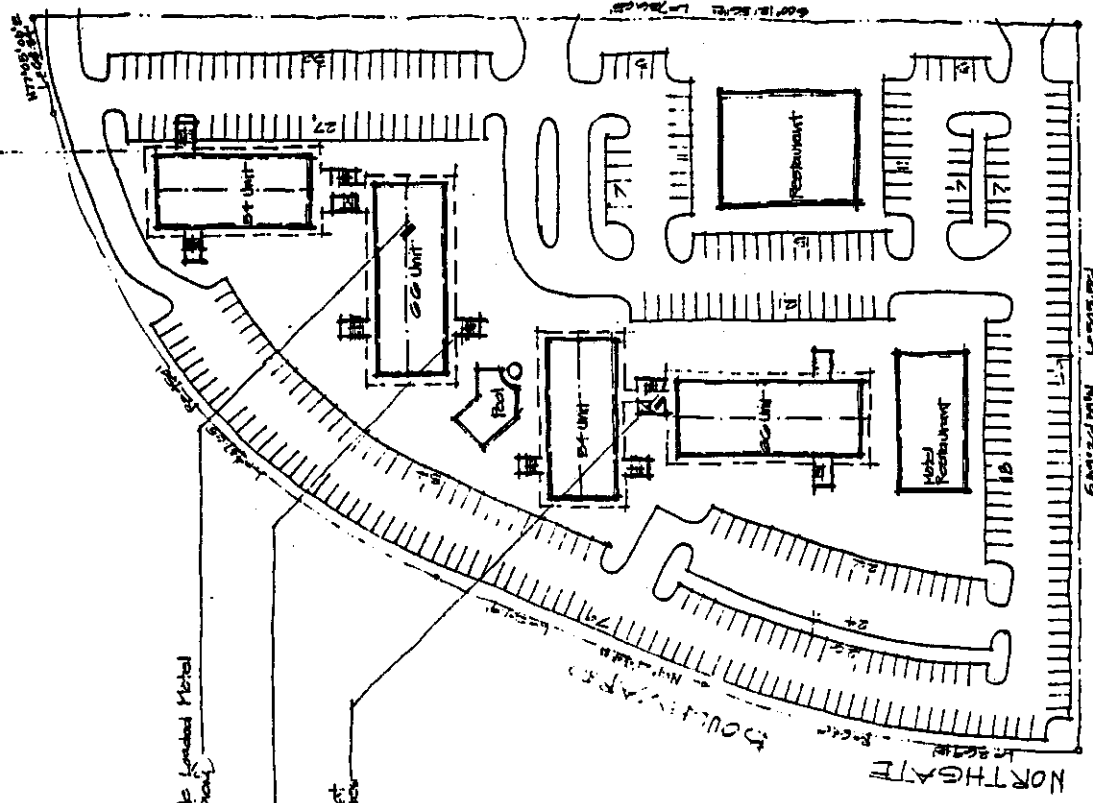
# LAND USE & ZONING MAP



**SITE RESUME**

METAL (240 UNITS)	240
RESTAURANTS (255 SPACES)	144
TOTAL PARKING SPACES	384 SPACES
NET AREA	325 ACRES

CITY PLANNING DEPARTMENT  
APR 8 1986  
**RECEIVED**



Stairs, Ramps, Landscaped Metal  
(4 Buildings Typical)

Typical Stair

Elevated Stair at  
Connective Balconies

