

SACRAMENTO CITY PLANNING COMMISSION

October 24, 1967

MEMBERS IN SESSION:

SUBJECT: Rezoning - Vicinity of Riverside Boulevard  
and 43rd Avenue.

On March 17, 1960, a zoning plan was adopted for the previously annexed Riverside Pocket Area. This zoning plan indicated that the Planning Commission and City Council concurred with residents of the area on a policy of eliminating and preventing indiscriminate commercial zoning along Riverside Boulevard.

On July 11, 1961, the Pocket Area General Development Plan was adopted reaffirming the previously endorsed policy and established an overall pattern of land uses and shopping center locations for the area.

On many occasions since then, the Commission has consistently reaffirmed this policy by denying requests for commercial zoning which were not in accordance with adopted plans for the area. As recently as January 25, 1966, the Commission denied the rezoning of the "Trap" property for a service station and other commercial purposes. The policy was further reaffirmed by the City Council when they subsequently denied an appeal of this action.

Adopted plans for this area are the result of expressed opinions and desires of the residents, staff, Planning Commission and City Council derived primarily from prolonged hearings on the original zoning for the area and the adoption of the subsequent General Development Plan. The policies originally expressed and consistently reaffirmed still appear valid.

It is therefore recommended that unless the Planning Commission feels another review of their previously adopted policies and plans for the area is necessary, the request for permission to initiate rezoning proceedings be denied.

Respectfully submitted,

  
JOSEPH AVENA  
Planning Director

SACRAMENTO CITY PLANNING COMMISSION

January 14, 1966

MEMBERS IN SESSION:

SUBJECT: Zoning - Vicinity of 4th Avenue and Riverside Blvd.

In accordance with your request, the following information is furnished relative to zoning in the vicinity of 4th Avenue and Riverside Blvd.

1. On January 30, 1959, the Riverside Pocket Area was officially annexed to the City of Sacramento.
2. On May 12, 1959, the Planning Commission adopted and forwarded to the City Council a zoning plan for the area.
3. On March 17, 1960, after considerable discussion and numerous public hearings, the plan was adopted by the City Council. These lengthy proceedings evolved around one particular point. This was a desire on the part of residents of the area, in which the Commission and Council concurred, that the former pattern of indiscriminate commercial zoning on Riverside Boulevard be eliminated as not being in the best interest of the community, nor did it reflect good basic planning for the development of the balance of the Riverside Pocket Area.

In line with this policy expression, and to provide for its logical extension into development of the 1.9 sq. mi. of the balance of the Pocket Area, the Planning Staff immediately began studies on a general development plan for the entire pocket area.

4. On July 14, 1961, following a year's study, the plan was completed and the same policy decisions concerning the location of commercial zoning previously expressed by the residents, the Commission, and The City Council were reaffirmed by their approval of the Plan.

5. From 1959 when the Commission first recommended its commercial zoning policy, a consistent pattern of development has been achieved. This is particularly evident in the vicinity of 4th Avenue and Riverside Boulevard. A total of four separate developments at and adjacent to this intersection have been submitted to the Commission. Each proposal has included a plan for commercial zoning on Riverside Boulevard and in each case, the Commission has denied these requests in their review of tentative map proposals. Also, each development has contained and utilized zoning zoning provided on these sites.

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The subdivisions involved are:

A. South Land Park Hills No. 40 (Nov. 14, 1960)

This proposal originally included most of the land now requested for commercial zoning in your current application. This overall proposal contained a single family pattern on everything but the Riverside Boulevard frontage where the applicants requested 2 service station sites plus commercial and/or apartments on the opposite side of the Boulevard (where the current proposal is located). The Commission denied the commercial portion of this proposal and approved the balance with R-3 land use recommended for the Riverside Boulevard frontage.

B. GREENHAVEN 70 DEVELOPMENT (March 8, 1960)

The subdividers in their original submission requested commercial zoning on their Riverside Boulevard frontages. At the Commission hearing the proposal for commercial zoning was denied and the plan approved with R-3 land use recommended for the Riverside frontage.

C. SOUTH LAND PARK HILLS No. 44 (June 12, 1962)

This proposal also contained a request for commercial sites along their Riverside Boulevard frontage. The entire tentative map was disapproved by the Commission. It was redesigned in accordance with suggestions by the Staff and a new tentative map containing no commercial sites was approved by the Commission at a later date.

D. SOUTH LAND PARK HILLS NO. 37 (April 9, 1963)

This proposal contained a commercial site on the northwesterly side of Riverside Boulevard, and R-3 on the opposite frontage. The commission denied the commercial portion of this proposal and approved the balance of the map. Here again, this was a reaffirmation of the Commission and Council's policy to follow a logical pattern of shopping center site locations as indicated in the General Development Plan for the Pocket Area.

The primary purpose in listing the Commission's previous actions on development proposals in this location is to indicate the existence of a given policy, a consistent adhering to this policy in all previous actions, and to establish a history of land use recommendations which the applicants, if they are not already, must be made aware of.

Item 2 The original thinking of the residents, the Staff, Commission, and Council resulting from prolonged hearings on the original zoning for the Pocket Area, is still valid -- a system of comprehensive shopping center locations is far superior to strip commercial sites along major boulevards. Do not consider that this strip application can be, or is an isolated matter.

All previous requests indicate a desire on the part of every developer for his piece of commercial zoning

There are still several vacant lots in the immediate vicinity of the applicant's. To grant this request would be to ignore all previous policy decisions and would open the door for the same type of development the City worked so hard to prevent in its original zoning hearings on Riverside Boulevard to the North.

Respectfully submitted

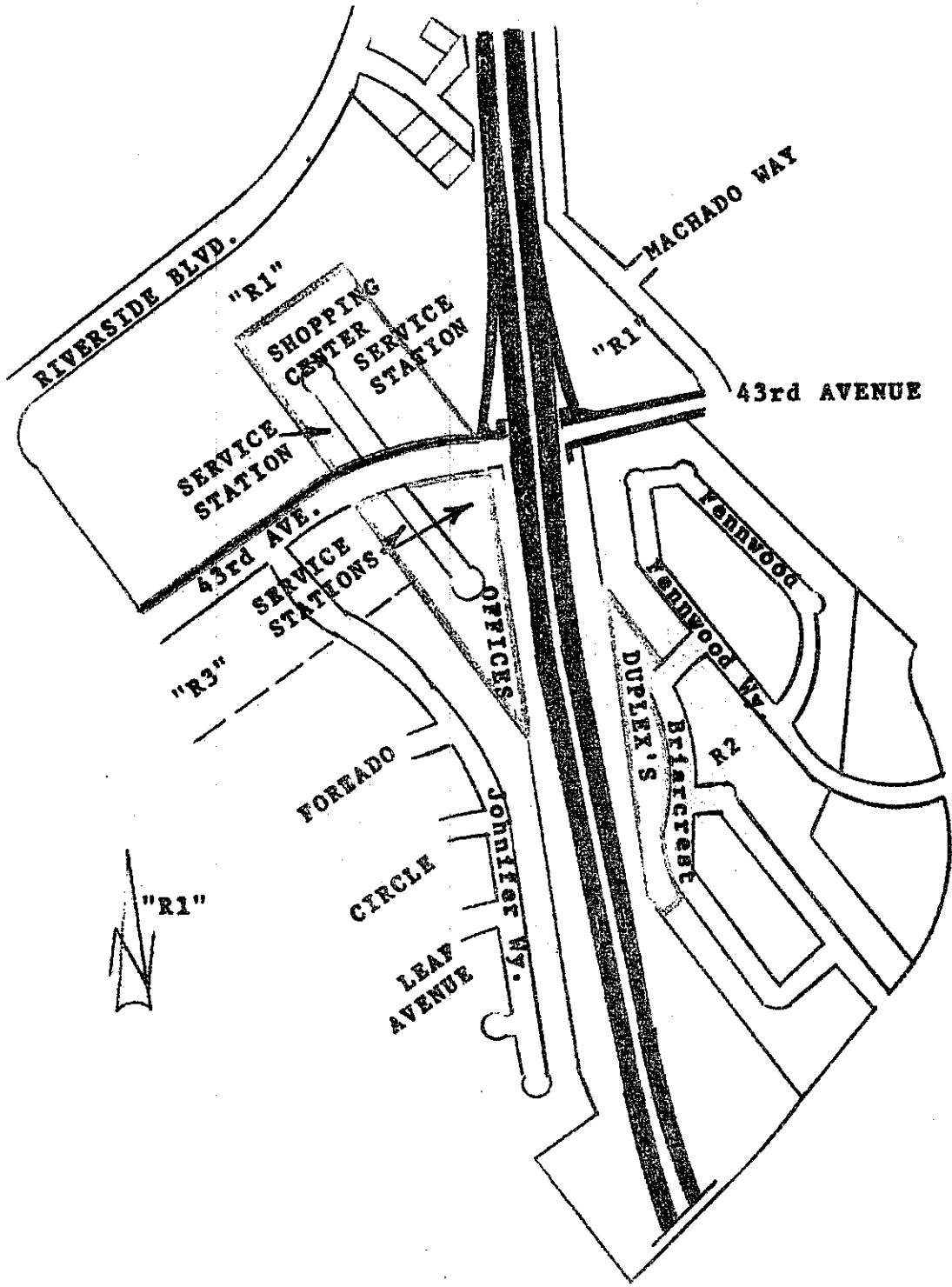


R. L. RATHFON  
Planning Director

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LAND DEVELOPMENT

MAIN OFFICE: 2430 JAY STREET • SACRAMENTO 95816 • PHONE 444-2890

September 21st, 1967

Planning Board  
City of Sacramento  
City Hall - 9th and I Streets  
Sacramento, California

Gentlemen:

In compliance with the rules and regulations governing the initiation of rezoning, please consider this a request to rezone acreage fronting the new alignment of Riverside Boulevard and Valine Street, immediately adjacent to and south of new Interstate 5 Freeway, more particularly described on maps attached as Exhibit "A" consisting of South Land Park Hills Unit 37-A and Assessor Parcels Numbers 29-241-01, 29-242-04, and 29-243-03.

You will note that this ground was originally subdivided and streets dedicated to the City of Sacramento as South Land Park Hills Unit 37. The finalization of Freeway 5 severed this development causing the abandonment of one-third of this development as well as the then proposed Riverside Boulevard. The present new alignment of Riverside Boulevard now joins 43rd Avenue at the Freeway with off- and on-ramps from the north.

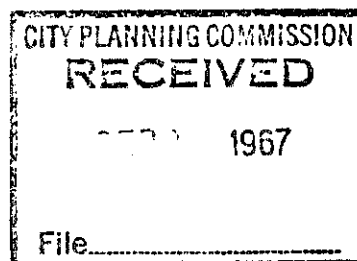
We are proposing that Commercial or Highway Commercial, or planned development zoning, be granted for the areas fronting the 43rd Avenue Bypass at the off-ramp, and the lots backing into the Freeway be zoned R-2.

It is our desire to create a new and interesting concept in a Community Freeway Service Center, as follows: (See Exhibit "B" Attached)

(1) All improvements to be architecturally controlled by Architect Dean Unger, A.I.A., through deed restrictions, as well as naming the Architectural Committee of the City Planning Commission as advisor to Architect Dean Unger.

(2) Development of an area rest center improved and dedicated to the City or maintained by the adjacent service stations.

The rest center will provide an area for those traveling through our community to enjoy a rest stop convenient to shops, offering play equipment for the children, picnic facilities in the shade, and rest rooms furnished by the adjacent service stations.



(3) The h in corners are ligned to accoudate architecturally ligned, community orientated service stations, well landscaped and screened from adjacent areas by the landscaped mounds.

(4) In addition, the inside area to the west has been designated for a restaurant, convenience store, delicatessen, barber and beauty shop, cleaning and laundromat, lounge and auto wash, following the same architectural scheme.

(5) The inside area to the east has been designated as a professional center, of the same concept.

(6) We are proposing one master sign at the corner of the Freeway and 43rd Avenue Underpass which will indicate all service offered; additional signs in the center will be restricted to 6 feet in height.

It is our strong belief that this small center is ideal for both the residents of the area as well as those traveling the Freeway. This exciting new concept will be a credit to the City of Sacramento as well as the gas station industry, establishing a precedence that could be followed in future developments.

Very truly yours,

LYON MUTUAL INVESTMENT FUND, INC.

  
WILLIAM L. LYON, President

  
FRANK R. SKOVER, Vice-President

WLL:FBS:mk