

SACRAMENTO CITY PLANNING COMMISSION

July 13, 1965

Report of Planning Director, R. L. Rathfon

PROPOSED ZONING PLAN - EAST FOLSOM BOULEVARD ANNEXATION AREA

A proposed zoning plan for East Folsom Boulevard Annexation Area has been prepared for your review. The basic over-all zoning is similar to that previously established by the County. However, some minor changes are indicated in this presentation. The following comments are believed pertinent regarding these differences:

A. RESIDENTIAL

1. As indicated above, residential patterns remain basically the same. An exception is the removal of all residential zoning south of Folsom Boulevard in the annexed area. There are some homes in the "New Brighton" area, many of which are dilapidated or deteriorating. In addition, this small community is rather remote and almost completely surrounded by industrial zoning in the adjacent city area and by previous industrial zoning in former unincorporated areas. Industrial zoning in this area will encourage consolidation of small lots to create suitable industrial sites, now being attempted by some land owners, and encourage transitional redevelopment.

2. In the undeveloped area north of Folsom Boulevard, the County's residential zoning pattern indicates some multiple family zoning between the proposed El Dorado freeway and the American River along the American River Flood Control District levee. While some multiple family uses

may be justified at a later time, current subdivision designs submitted for Planning Commission approval indicate single family uses for much of the area previously zoned for multiple family uses. The residential classification between the proposed El Dorado freeway and Folsom Blvd. remain practically unchanged.

#### B. COMMERCIAL

1. The areas south of Folsom Boulevard previously zoned for commercial uses have been changed to industrial classification. Most of the previous commercially zoned area south of Folsom Boulevard is either unused or occupied by uses unsuited for commercial zoning. In some instances, marginal commercial establishments serve the previously described "New Brighton" area. These establishments will disappear as the area is transformed to industrial uses.
2. The commercial frontage along the north side of Folsom Boulevard has been retained practically unchanged.
3. The area previously zoned C-1 adjacent to the southeast quadrant and the area zoned C-R adjacent to the northeast quadrant of the proposed El Dorado freeway has been replaced with residential zoning. Residential zoning classification may be changed to a more intensive zoning classification at such time as acceptable development plans and solutions to traffic access problems are worked out.

#### C. INDUSTRIAL

1. Here again the pattern is very similar to previous county zoning. It should be noted that M-2 zoning is indicated for the "New Brighton" area. It is felt that M-2S requiring landscape setbacks on these

small lots would be untenable. The balance of the area south of Folsom Boulevard is designated as M-2S.

CONCLUSION

This proposed zoning plan represents an attempt to establish basic long-range patterns of land use that serve the annexation area and the City as a whole. This proposal provides a tool for retaining and enhancing property values represented in the area.

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