

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon - January 26, 1965

PRELIMINARY STUDY PLAN - BONNIEMEAD AREA

BACKGROUND

The Bonniemead area was annexed to the City on June 23, 1959. After a six-month period of interim zoning, land use studies, and public hearings, official zoning under the City's Ordinances was adopted and became effective January 3, 1959.

The only significant change in zoned status for the area, between City and County Zoning, was the elimination of some 20 acres of industrial zoning South of Marin Avenue East of the Joseph Bonheim Elementary School.

In March, 1959, the owners of the easterly 10½ acres of this former industrially zoned land requested rezoning back to its original industrial status. Following several public hearings, this application was denied on May 12, 1959. The following are believed to be the basic reasons for the denial of this request:

- 1: It would be inadvisable to place a large industrial operation in proximity to a public elementary school plant.
- 2: The proposal, as submitted, would cause undesirable mixture of residential and non-residential traffic in the neighborhood.
- 3: Single family zoning protection would be a major contributor to raising standards in the area.

Apparently, the applicants were unwilling or unable at the time of this 1959 request to amend or modify their application so as to eliminate these three basic problems.

PRESENT STATUS

During the last 5 years, this area has taken steps to improve neighborhood conditions. Originally lacking in most public utility services, the area has, through standard assessment proceedings, obtained a public water and sanitary sewer system. Storm drainage for the area has been a problem due to lack of trunk facilities. Approval of the recent bond election for storm drainage improvements within the entire City provides

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for construction of trunk facilities into this area. The removal of substandard housing conditions is progressing. (The area according to 1960 census figures had 24 deteriorating and 4 dilapidated housing units). New residential construction is occurring on a lot by lot basis.

THE LAND USE PROBLEM

Again, in October, 1963, the owners of the easterly 10½ acres of land South of Marin Avenue, plus the triangular parcel facing West Railroad Avenue on the North side of Marin Avenue, filed an application for rezoning to an industrial classification. Following a public hearing, the application was taken under advisement and in effect tabled for future consideration.

It is the belief of the staff that there is a basic land use problem in the easterly segment of the neighborhood; particularly with reference to those parcels which face into the existing industrial uses on the North side of 18th Avenue or onto or adjacent to West Railroad Avenue.

To pinpoint the problem and to suggest a possible solution which would eliminate the three basic objections to previous attempts at rezoning is the aim of a study recently completed by the Staff. This study suggests the following:

1. The basic land use pattern for the area South of Marin Avenue East of the Bonheim School shall be retained for low density residential development up to approximately the present line of residential uses along the East side of 79th Street.
2. The area from this point East to the Railroad tracks and those other problem parcels facing West Railroad Avenue and those facing the existing industrial uses on the North side of 18th Avenue be designated for some other type of development. Such development to consist possibly of multiple housing, general commercial or heavy commercial uses such as warehousing on distributive types of activity, or combinations thereof; but not including industrial uses or and industrial zoning classification.
3. Marin Avenue from 79th Street East to West Railroad Avenue be closed, vacated, and abandoned to prevent the mixture of residential and non-residential traffic patterns.

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It is the opinion of the Staff that this recommendation will, in effect, carry out the intent of a reasonable land use pattern for the area, provide for a solution which adequately diminishes the three basic objections to an unrestricted industrial zoning in the area, and provide a satisfactory solution to a development problem facing both the owners of existing undeveloped land and the adjoining residential areas.

Such a plan may be approached in one of two ways. First, either by the judicious application of appropriate zoning on selected parcels, or secondly, by the use of the Planned Unit Development Section of the zoning ordinance.

The use of a Planned Unit Development approach could be more specific and more definite in land use controls than a direct zoning approach. Its merits or demerits should be seriously considered both by the residents of the area, owners of a subject problem parcels, and the Commission.

Finally, it is believed important to keep in mind that the future development of this area is not the building of a new neighborhood from the beginning, but consists of application of some sound principles of land use and traffic circulation planning to a given situation which contains certain limitations and few practical alternatives.

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