

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	City of Sacramento, 915 I Street, Sacramento, CA 95814		
OWNER	City of Sacramento, 915 I Street, Sacramento, CA 95814		
PLANS BY	City of Sacramento		
FILING DATE	10/26/88	ENVIR. DET.	Negative Declaration REPORT BY BW:kjr
ASSESSOR'S PCL. NO.	047-0021-014; 047-0091-001, 015		

- APPLICATION:**
- A. Negative Declaration
 - B. Amend General Plan for ~~6-48+~~ 7.09+ vacant acres from Parks, Recreation and Open Space and Low Density Residential (4-15 DU/NA) to Community Neighborhood Commercial and Offices. (Staff Amended)
 - C. Amend Airport-Meadowview Community Plan from existing Park and Residential (4-8 DU/NA) to Commercial.
 - D. Rezone ~~6-48+~~ 7.09+ vacant areas from Standard Single Family (R-1) to Limited Commercial Review (C-1-R) zone. (Staff Amended)
 - E. General Plan Consistency for the sale of City Property (65402(a) Review)
 - F. Lot Line Adjustment to merge three vacant parcels and a portion of a parcel into one lot. (Staff Amended)

LOCATION: Southeast Corner of Florin Road and Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to rezone and sale the property to allow for a neighborhood commercial development.

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation, and Open Space and Low Density Residential (4-15 DU/NA)
Plan Designation:	1984 Airport Meadowview Community Plan - Existing Park and Residential (4-8 DU/NA)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant/Willow Rancho Little League Park

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Residential; R-1
East: Church/Residential; R-1
West: Hwy. 160/Right-of-Way; R-1

Property Dimensions:	Irregular
Property Area:	6.48 7.09+ acres (Staff Amended)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant parcels and a portion of a parcel totaling ~~6.48~~ 7.09+ acres in the Standard Single Family (R-1) zone. Two of the parcels are partially within the approach zone of Executive Airport. Because of this, the property has EA-2 and EA-4 zoning applied to them. The General Plan and 1984 Airport Meadowview Community Plan designates the site for Parks, Recreation/Open Space, and Low Density Residential (4-15 DU/NA), and Existing Park and Residential (4-8 DU/NA) respectively. Surrounding land uses and zoning include commercial to the north, zoned C-2; residential to the south, zoned R-1; a church and residential to the east, zoned R-1; and Highway 160/Right-of-Way to the west, zoned R-1. A portion of the subject site (5.43 acres) is designated for a park site known as the Willow Rancho Little League Park. (Staff Amended)

B. Applicant's Proposal

The City is presently initiating the rezoning, General Plan, and Community Plan amendments and lot line adjustment of the three four subject parcels. The City is also negotiating with the church owners to purchase a portion of their property (see Exhibit C). The church owner has agreed to rezone and merge a portion of its property with the City's. The City is requesting to rezone the property from R-1 to C-1-R. The purpose of the rezone request is to sell the City property for future commercial development. Willow Rancho Little League is currently leasing the site from the City. The City felt that the subject site is no longer needed for a park site and has opened the property up for sale. Several efforts have been made by the City Parks Division in the past and recently to increase the park's usage. The City has been unsuccessful. Currently, an alternative site for the Willow Rancho Park is being considered in the community area. The intent is to locate larger park land for playing fields and place the park site in a residential area that will utilize the park to the fullest extent. (Staff Amended)

The City is also requesting a general plan amendment and community plan amendment of the subject site for consistency with the proposed rezone. Lastly, a lot line adjustment to merge three vacant lots and a portion of another lot into one is requested. (Staff Amended)

C. Rezone

Staff did a field check of the surrounding area and found it to be a sound residential community with general commercial type uses along Florin Road. Staff believes that changing the plan designation and zoning in this area to limited commercial would improve the commercial quality in the immediate area and enhance the commercial service for the neighborhood. Removal of the park would create a vacant lot which would be detrimental to the neighborhood. In addition, leaving a vacant field would cause vandalism, crime, and misconduct in the area. Staff felt that the most appropriate land use on the site would be a neighborhood commercial type of use. This designation is compatible with the commercial uses along Florin Road. Allowing limited commercial on the site would create an active commercial center to serve the residents and patrons in the community.

Several community meetings were held to discuss the City's request for a rezone. The neighbors were concerned about the types of commercial uses allowed on the subject site and the possibility of a wall being provided along the R-1 uses and church property.

The C-1-R zoning request allows for neighborhood shopping areas which provide for day-to-day shopping needs such as bakeries, banks, pharmacies, shoe repair, beauty and barber shops, and other convenience services which would be compatible with adjacent residential uses. As a result of the neighborhood concerns, staff as agreed to prohibit certain commercial uses on the subject site. Listed below are those uses which would be prohibited on the site:

Prohibited Commercial Uses:

- | | |
|---------------------------------|---------------------------------------|
| °Convenience Markets Dispensing | °Dance/Music/Voice Studio |
| °Alcoholic Beverages | °Gun Shop |
| °Cleaning, Laundry Agency | °Grocery Store exceeding 6400 sq. ft. |
| °Restaurant with a Bar | °Indoor Amusement Center |
| °Christmas Tree Sales lot | |

The C-1-R zoning requires that a Plan Review Entitlement be approved by the Planning Commission. By adding a Review (R) designation to the zoning, staff can review any commercial plans proposed on the subject site. This also gives staff the ability to insure that landscaping and building elevations are compatible with surrounding development.

Staff has agreed to require the future developer to provide a 7' masonry wall along the residential and church property (See Exhibit B). Typically, a six foot wall is required for any commercial development that abuts residential uses or zoning. The neighborhood, however, requested an 8' masonry wall. Staff compromised with the residents and will require that the developer provide a 7' wall. The exact location of the wall within the existing easement has not been determined. The developer will be required to install the wall prior to issuance of building permits, and the wall shall be maintained by the owner or owners of the site.

In addition, the future commercial development will be prohibited from developing in phases and locating structures within the tail or point area of the site (See Exhibit B). Only parking and landscaping will be allowed on this portion of the property.

Signage for the commercial project was also a concern in the neighborhood. The residents requested quality signage and no neon signs. As a condition of the (R) Review, staff will recommend the applicant provide a sign program to be reviewed and approved by the Planning Director prior to issuance of sign permits. Staff will require that neon signs be prohibited.

Planning staff supports the rezone of the properties to Limited Commercial Review (C-1-R); and the Airport Meadowview Community Plan amendment to Commercial; and the General Plan amendment to Community Neighborhood Commercial and Offices. The rezone and plan designations are consistent with the goals and objectives of the Airport Meadowview Community Plan to:

"Provide for a mix of land uses in the community which lead to a more attractive, healthy living environment."

"Attract new, functional commercial development."

"Increase employment opportunities in the community."

D. General Plan Consistency

The proposed sale of surplus City Property is before the City Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. The Airport Meadowview Community Plan and the General Plan designates the site for Parks and Residential. Staff finds that the redesignation of the property to Commercial would better serve the area and create a usable site. Sale of the three vacant parcels will allow construction of a future commercial center. The future project will be designed to be compatible with the surrounding residential and commercial neighborhood.

E. Lot Line Adjustment

Allowing the lot line merger would eliminate the sale of three four irregular shaped parcels. The sale of City property would be a logical sale of one parcel. (Staff Amended)

F. Agency Comments

The proposal was routed to Traffic Engineering, TSM Coordinator, Engineering, City Police, City Community Services, and City Real Estate. The following comments were received.

Real Estate

Property is currently being reviewed by various departments for the purpose of declaring them surplus property so they can be sold.

Traffic Engineering

1. The developer shall dedicate and construct Florin Road to a 60' half section.
2. The developer shall dedicate and construct Freeport Boulevard to match improvements to north.
3. No comment on sale; access from 160 (Freeport) required State approval; access from Florin will be right in and right out; no access off of Southmont Way, and developer will pay for all improvements.
4. May require right-of-way for some land off of lot 21 for dual left turn lanes, westbound Florin to southbound Freeport and eastbound Florin.

Environmental Coordinator

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Parks, Recreation, and Open Space and Low Density Residential (4-15 DU/NA) to Community Neighborhood Commercial and Offices for ~~6.48+~~ 7.09+ acres and forward to City Council; *(Staff Amended)*
- C. Recommend approval of the Airport Meadowview Community Plan from existing Park and Residential (4-8 DU/NA) to Commercial for ~~6.48+~~ 7.09+ acres and forward to City Council; *(Staff Amended)*
- D. Recommend approval of rezoning ~~6.48+~~ 7.09+ vacant acres from Standard Simple Family (R-1) to Limited Commercial Review (C-1-R) and forward to City Council; *(Staff Amended)*
- E. Recommend approval of Plan Consistency for the sale of City Property for ~~6.48+~~ 7.09+ acres (65402(a) Review) and forward to the City Council; and *(Staff Amended)*
- F. Approve the lot line adjustment to merge ~~three~~ four vacant parcels into one lot. *(Staff Amended)*

Conditions - Rezoning

1. Commercial uses prohibited on the site consist of the following:

Prohibited Commercial Uses

- oConvenience Markets dispensing Alcoholic Beverages
- oCleaning, Laundry Agency
- oRestaurant with Bar
- oChristmas Tree Sales lot
- oIndoor Amusement Center
- oDance/Music/Voice Studio
- oGun Shop
- oGrocery Store exceeding 6400 sq. ft.

2. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding. (Staff Amended)*

AMENDED

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE VACANT
LOTS AND A PORTION OF A LOT INTO ONE (Staff Amended)

(APN: 047-0021-014, 047-0091-001, 015 Portion of 047-0021-013) (Staff Amended)

(P-88-456)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Florin Road and Freeport Boulevard; and

WHEREAS, the Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment, therefore, a Negative Declaration has been filed; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 Airport Meadowview Community Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southeast corner of Florin Road and Freeport Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File a Certificate of Compliance and waive parcel map prior to recordation; and
2. Pay off or segregate any existing assessments for the Lot Line Adjustment.
3. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the

April 27, 1989

~~April 13, 1989~~

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~~Item No. 15~~

areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding. (Staff Amended)*

CHAIRPERSON

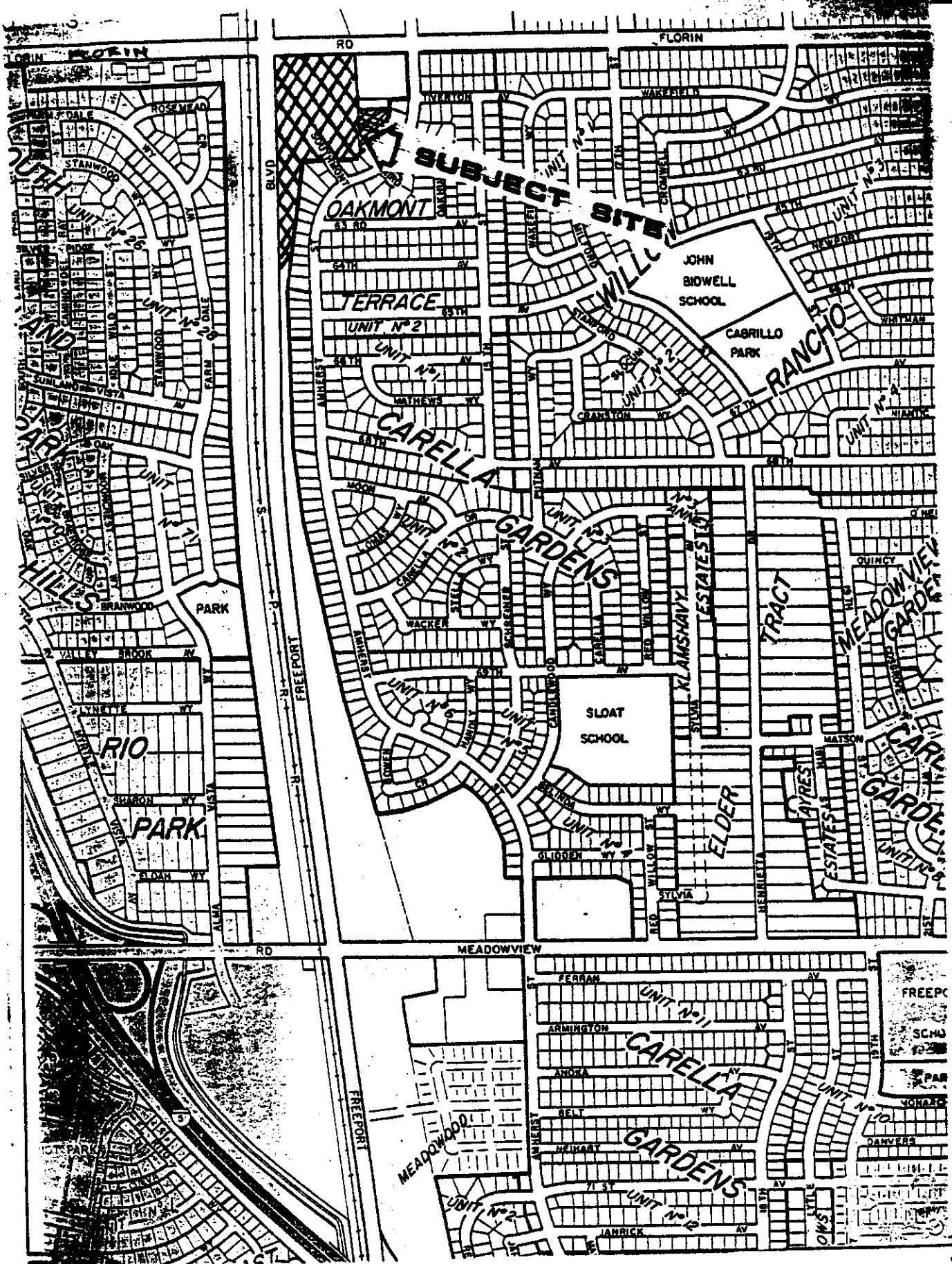
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

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VICINITY MAP

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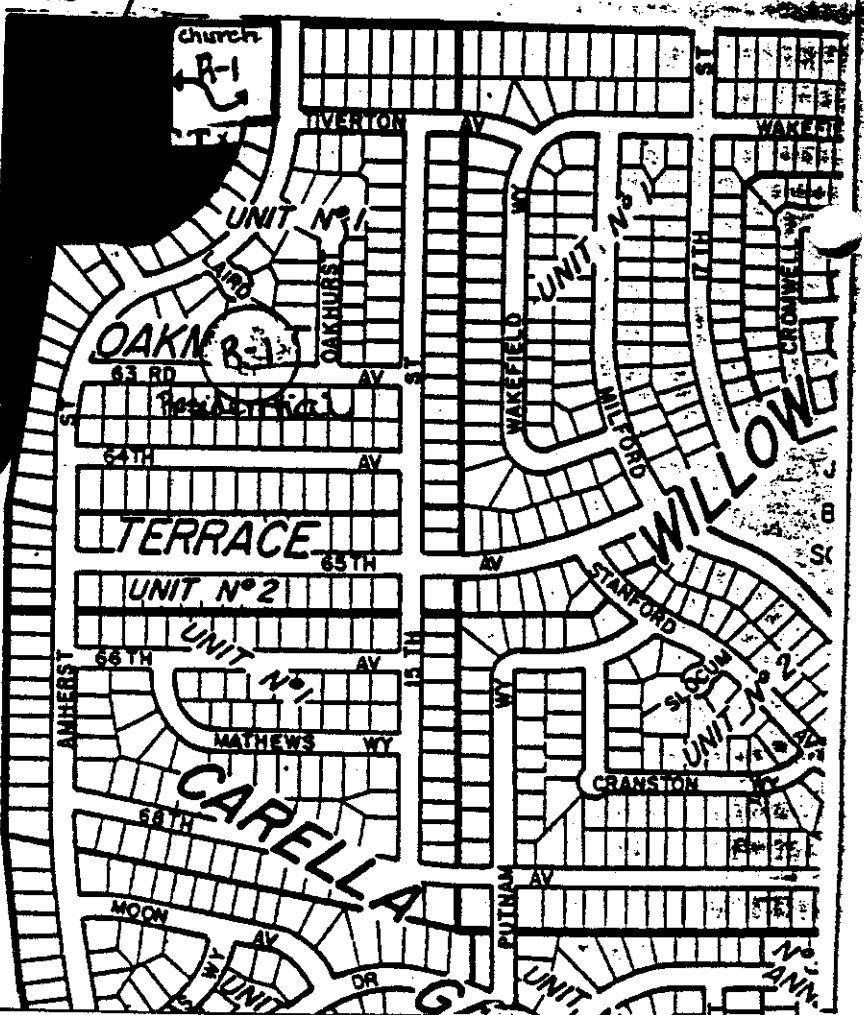
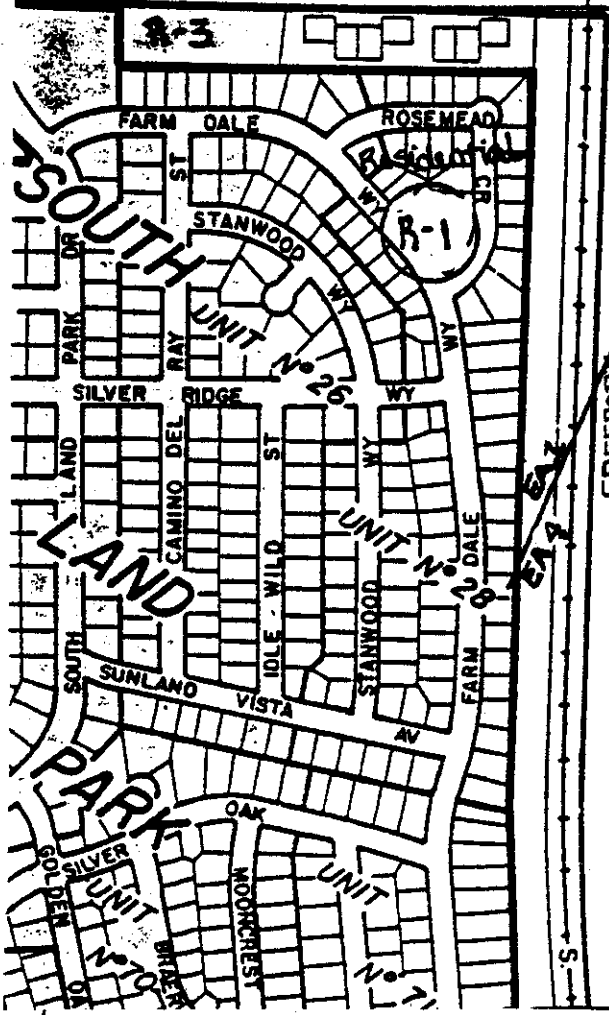
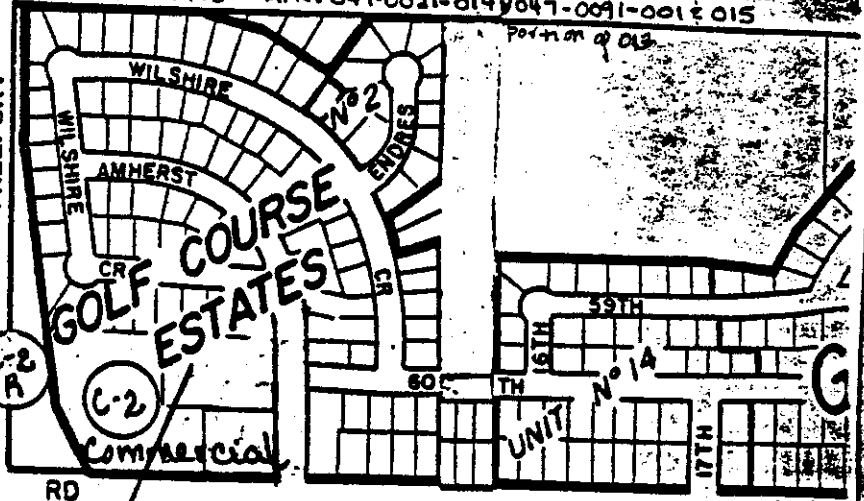
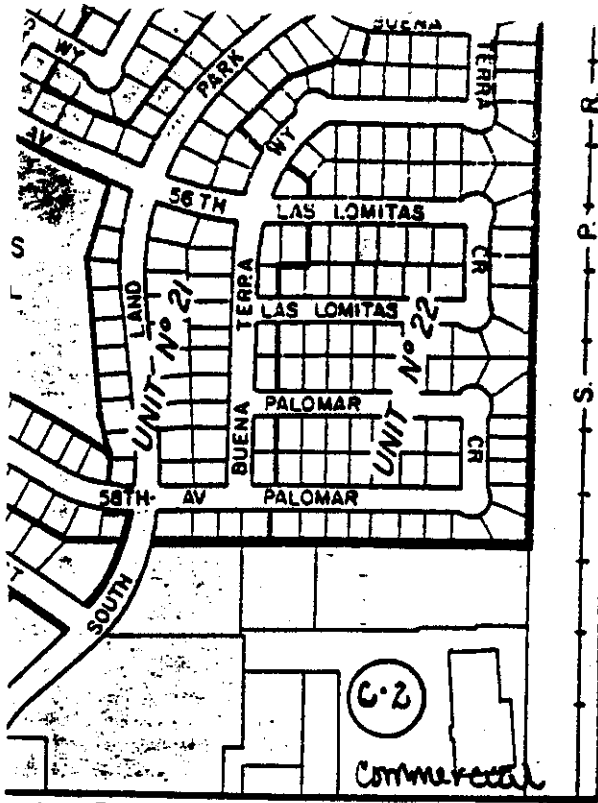
FLORIN & FREEPORT REZONE

OWNER: CITY OF SACRAMENTO

REZONE FROM: R-1 TO: C-1-R

GENERAL PLAN AMENDMENT FROM: PARKS, RECREATION AND OPEN SPACE TO: COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES

COMMUNITY PLAN AMENDMENT FROM: PARK & RECREATION TO: OFFICE APN: 047-0021-014, 047-0091-001 & 015



LAND USE & ZONING MAP

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EXHIBIT "A"

RECEIVED

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All of Lot H together with all that portion of Lot A as shown on the Amended Plat of Oakmont Terrace filed in Book 43 of Maps, Map No. 36, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of Lot 332 as shown on said Amended Plat of Oakmont Terrace; thence, from said point of beginning, North $23^{\circ}22'40''$ West 162.85 feet; thence, North $00^{\circ}30'51''$ East 812.10 feet; thence, along the arc of a tangent curve to the right, concave Easterly, having a radius of 100.00 feet, subtended by a chord bearing North $45^{\circ}07'20''$ East 140.45 feet; thence, North $00^{\circ}16'10''$ West 50.00 feet to a point in the centerline of Florin Road, a public street as shown on said Amended Plat; thence, along said centerline, North $89^{\circ}43'50''$ East 306.42 feet to the intersection of said centerline of Florin Road with the Northerly prolongation of the Easterly line of said Lot A; thence, leaving said centerline of Florin Road, along the Easterly line of said Lot A and the Northerly and Southerly prolongation thereof, South $00^{\circ}16'10''$ East 605.05 feet to a point in the Northerly line of Lot 323 as shown on said Amended Plat; thence, along the Northerly lines of Lots 323, 324 and Southmont Way, all as shown on said Amended Plat, the following two (2) courses: (1) South $62^{\circ}32'10''$ West 64.01 feet; and (2) South $80^{\circ}28'50''$ West 66.77 feet to the Northeast corner of said Lot H; thence, along the Easterly, Southerly and Westerly lines of said Lot H the following three (3) courses: (1) along the arc of a curve to the left, concave Easterly, having a radius of 527.00 feet, subtended by a chord bearing South $06^{\circ}43'34''$ East 12.02 feet; (2) South $80^{\circ}28'50''$ West 110.14 feet; and (3) North $36^{\circ}24'30''$ West 31.95 feet to the Northeast corner of Lot 326 as shown on said Amended Plat; thence, along the Northerly line of said Lot 326 and along the Westerly lines of Lots 326, 327, 328, 329, 330 and 331 the following two (2) courses: (1) North $88^{\circ}44'55''$ West 19.34 feet; and (2) South $10^{\circ}10'58''$ West 469.87 feet to the point of beginning.

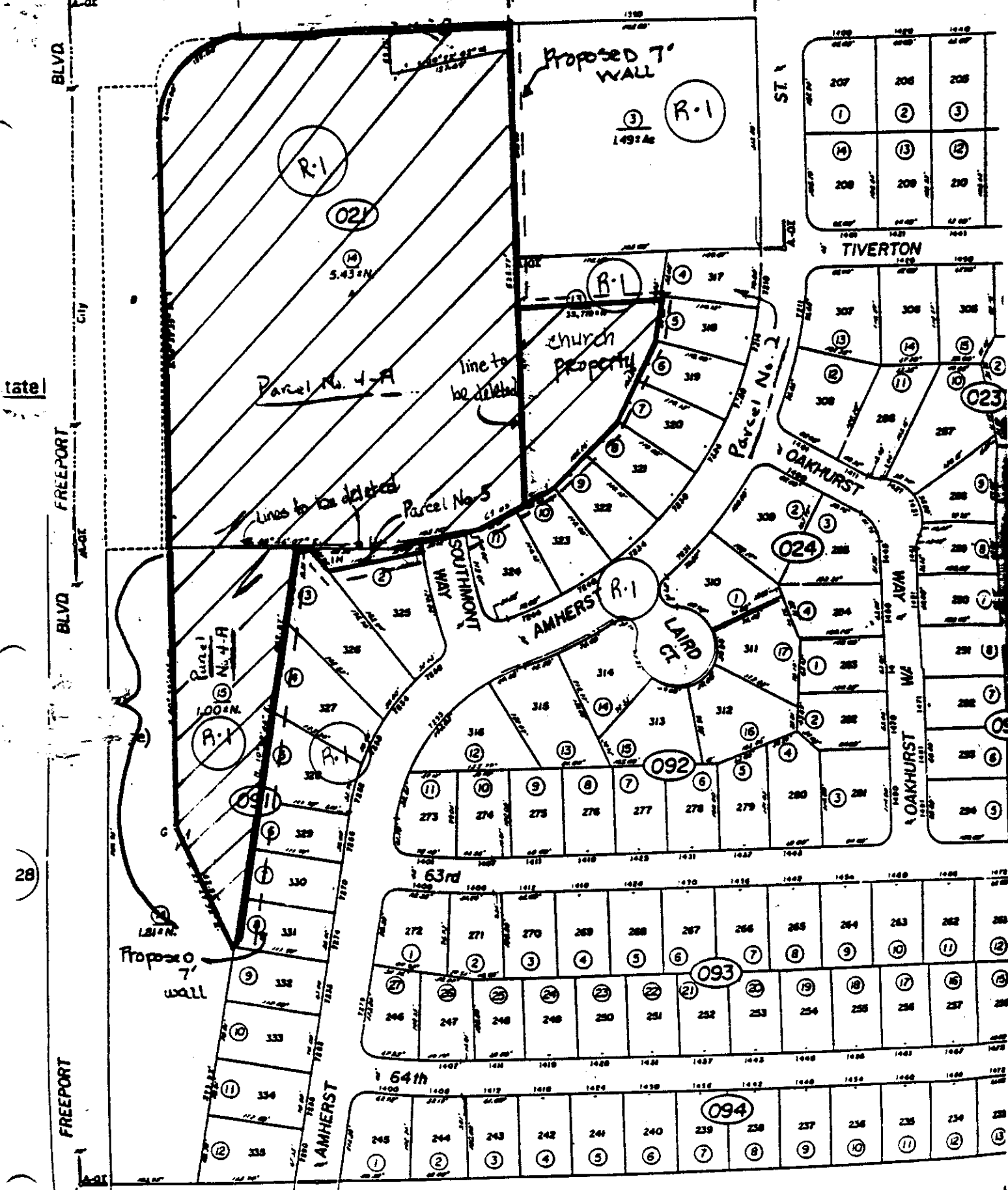
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NOTES

FLORIN

EXHIBIT C



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ZONING EXHIBIT

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