REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
May 15, 2007

Honorable Mayor and
Members of the City Council

Title: 5127 Franklin Commercial Center Rezone

Location/Council District: 5127 Franklin Boulevard, APN: 022-0151-024, -001, -002, 003 (Council District 5)

Recommendation: 1) Review a **Resolution** determining the project exempt from environmental review (CEQA Guidelines Section 15302 and 15303), 2) review a **Resolution** approving the General Plan Amendment, 3) review an **Ordinance** amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code), and 4) pass for Publication the **Ordinance** title as required by Sacramento City Charter 32c to be adopted May 22, 2007.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931

Presenter: Not Applicable

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is requesting to amend the General Plan designation from Low Density Residential to Community/Neighborhood Commercial and Offices, and rezone a portion of the subject property from Standard Single-Family (R-1) to General Commercial Review (C-2-R) in order to develop a 13,250 square foot commercial center. The subject site consists of four parcels totaling 1.05± gross acres. Three of the parcels were previously developed with commercial buildings totaling 8,549 square feet. The existing structures will be removed prior to any new construction occurring on-site. Parcel number 022-0151-003, at the east end of the project site, is a 5390 square foot parcel that is currently vacant and zoned for residential uses.

Policy Considerations: The project is consistent with the following General Plan goals relating to residential land uses:

- The proposed commercial use will offer goods and services for the daily needs of adjacent residential areas. (sec. 4-10)

- The proposed commercial use promotes the re-use and revitalization of an existing commercial center. (sec. 4-17)

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project promotes the reuse of an existing commercial site in a location that is accessible to nearby residents.

Strategic Plan Implementation: The project conforms to the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and the rehabilitation of an existing commercial site.

Committee/Commission Action: On March 8, 2007 the Planning Commission approved a Plan Review to develop a 13,250 square foot commercial center. The Planning Commission also recommended that the City Council approve the requested Rezone and General Plan Amendment.

Environmental Considerations: The project is exempt under California Environmental Quality Act (CEQA) Guidelines Sections 15302 and 15303 as the project will replace the existing commercial buildings. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site is adequately served by all required utilities and public services.

Rationale for Recommendation: The recommended rezone would allow the site to be rehabilitated with a new commercial center that will provide goods and services to the neighboring residential areas. The resulting project will be a 13,250 square foot commercial center that will be compatible with the existing commercial uses located along Franklin Boulevard. Though a portion of the site requires a rezone from residential to commercial, the project has been designed to minimize impacts to the residential uses to the east of the site.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully submitted by: _____
DAVID KWONG
Planning Manager

Approved by: _____
WILLIAM THOMAS
Director of Development Services

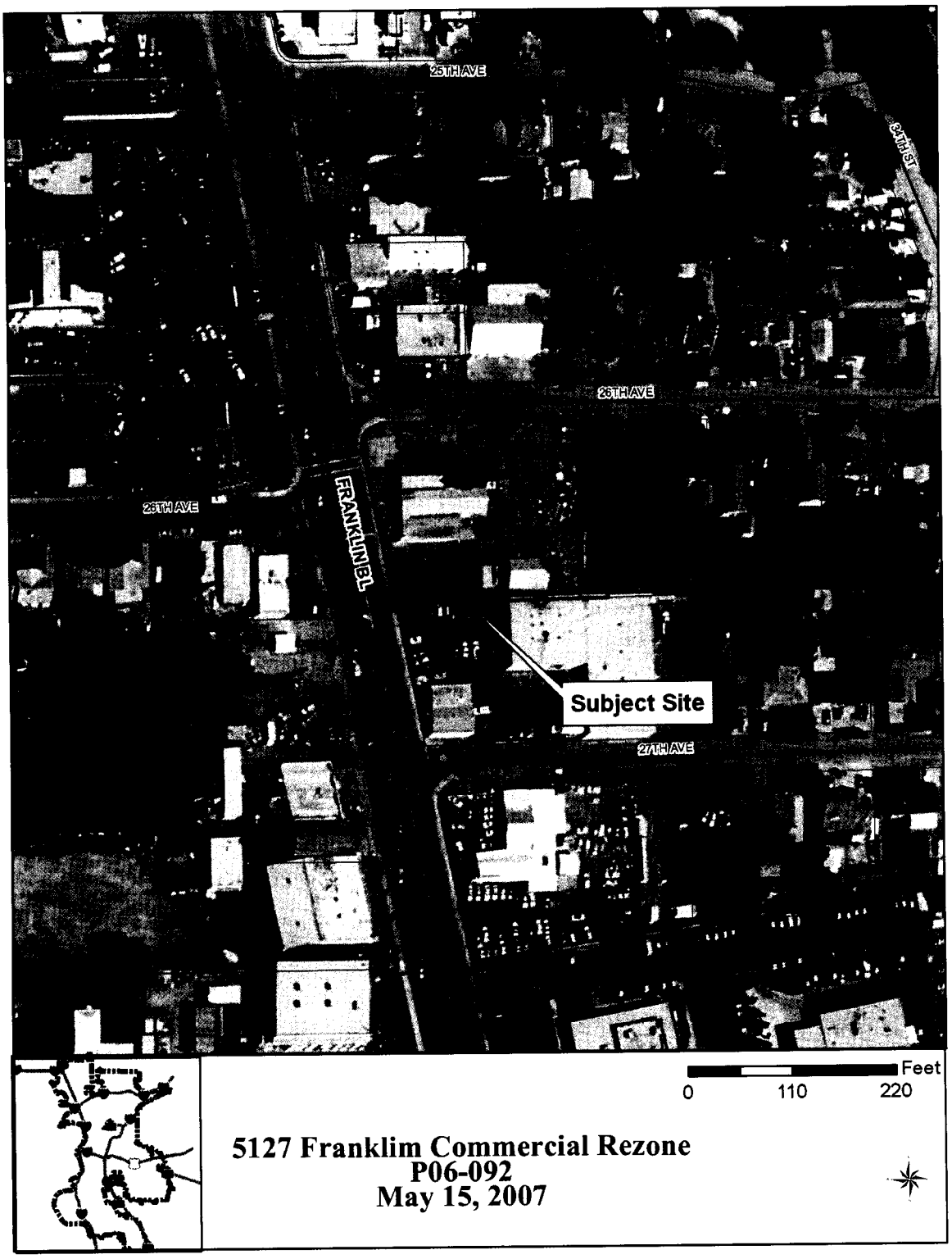
Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

Table of Contents:

	Report	Pg	1
Attachments			
1	Vicinity Map	Pg	4
2	Background information	Pg	5
3	Planning Commission Record of Decision	Pg	6
4	Site Plan and Elevations	Pg	15
5	Resolution - Environmental Exemption	Pg	19
6	General Plan Amendment Resolution	Pg	20
	Exhibit A – General Plan Amendment	Pg	21
7	Rezone Ordinance	Pg	22
	Exhibit A - Rezone	Pg	23

Attachment 1 – Vicinity Map



Attachment 2 - Background Information

Project Applicant: Michael O'Brien
HMR Architects
2130 21st Street
Sacramento, CA 95818

Property Owner: Paul Ujagar
5031 Franklin Boulevard
Sacramento, CA 95820

The applicant is requesting to rezone a portion of the subject site from Standard Single-Family (R-1) to General Commercial Review (C-2-R) to be consistent with the commercial zoning along Franklin Boulevard. The portion of the site requested for rezoning includes a 0.37± acre parcel that was most recently used for commercial purposes, and a 0.12± acre parcel that is vacant. Staff supports the rezone as the larger parcel has been in use as a commercial property, and the smaller parcel is only 29-feet wide, making it difficult to develop as a stand-alone residential project. The applicant will be required to construct a concrete masonry wall along the eastern boundary of the subject site to provide a buffer for the residences to the east of the site.

The applicant is also requesting a General Plan Amendment for the portion of the site that is designated for residential uses by the General Plan. This is the same area covered by the rezone request. Staff supports the General Plan Amendment as the project would provide commercial development that would replace existing, underutilized commercial buildings. The proposed development is consistent with, and improves upon the existing Franklin Boulevard Commercial Corridor. The project, as designed, will be compatible with the existing uses that surround the subject site.

On March 8, 2007, the Planning Commission voted unanimously to approve the Plan Review for the subject site and to forward the General Plan Amendment and Rezone to the City Council with a recommendation for approval.

A public hearing for the project has been noticed by publication and mail for May 22, 2007 pursuant to Sacramento City Code section 17.208.020(C).

Attachment 3 – Planning Commission Record of Decision

CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name:	5127 Franklin Commercial Center
Project Number:	P06-092
Project Location:	5127 Franklin Boulevard, Sacramento, CA
Assessor's Parcel No.:	022-0151-024, 022-0151-001, 022-0151-002, 022-0151-003
Applicant:	Michael O'brien, 2130 21st Street, Sacramento, CA 95818
Action Status:	Approved Action Date: 3/08/2007

REQUESTED ENTITLEMENT(S):

A. Environmental Determination: Exempt (CEQA Guidelines Section 15302 and 15303).
B. General Plan Amendment to redesignate 0.49± gross acres from Low Density Residential to Community/Neighborhood Commercial and Office.
C. Rezone to amend the zoning designation of 0.49± gross acres from the Single Family (R-1) to General Commercial Review (C-2-R).
D. Plan Review of a 13,250 square foot commercial center on 1.05± gross acres in the General Commercial Review (C-2-R) Zone.

ACTIONS TAKEN: On March 8, 2007, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved items A and D, and forwarded Item B and C to the City Council with a recommendation of approval.

Action certified by: _____
David Kwong, Planning Manager

Sent to Applicant: 3/09/2006 By: _____
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee

Revised 3/08/07
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(SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before March 19, 2007. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exempt (CEQA Guidelines 15332)

1. The Planning Commission of the City of Sacramento finds as follows:

   a. The City of Sacramento's Environmental Planning Services has reviewed 5127 Franklin Commercial Center (P06-092)("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

      i. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: CEQA Guidelines Section 15302, replacement or reconstruction; and 15303, construction of new, small commercial facilities.

      ii. The factual basis for the finding of exemption is as follows: There are currently three commercial buildings totaling 8,549 square feet on the project site. These buildings will be replaced by two commercial buildings totaling 13,250 square feet. This project will replace the existing 8,749 square feet of commercial and create 4,701 square feet of additional, new commercial area.

The new commercial area will be located where all necessary public facilities are located and the surrounding area is not environmentally sensitive.

b. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

2. Upon approval of the Project, the project planner shall file or cause to be filed a Notice of Exemption with the Sacramento County Clerk.

B & C: General Plan Amendment and Rezone: The Planning Commission recommends approval and forwards to the City Council the General Plan and rezoning proposed for the Project.

D. The Plan Review of a 13,250 square foot commercial center on 1.05± gross acres is approved based on the following Findings of Fact:

1. The proposed development is consistent with the General Plan and the in that the proposed commercial center will offer services for the daily needs of adjacent residential areas. The General Plan views neighborhood commercial uses as compatible with residential uses.

2. The facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways as:

   a. The proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Utilities Department. All issues related to utilities, access, sanitation and drainage have been reviewed.

   b. The project has been found to meet, or has been conditioned to meet, all applicable city requirements.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title as:

   a. The subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and setback requirements.

   b. The proposed project has been designed to accommodate the 39 spaces required of the current request for the commercial center.

4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that:

   a. The commercial buildings will not create negative impacts what will result in the creation of a nuisance.

   b. The site is located along an existing commercial corridor.

   c. Site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

Conditions Of Approval

D. The Plan Review of a 13,250 square foot commercial center on 1.05± gross acres is approved subject to the following conditions:

Planning

D1. The building footprints, elevations and setbacks shall be in conformance with the approved site plans and elevations attached, except as conditioned. Substantial modifications shall be reviewed and approved by Planning staff and/or Planning Commission prior to issuance of building permits.

D2. The applicant shall obtain all necessary building permits prior to construction.

D3. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

D4. A sign program shall be provided and will be subject to review and approval by the Planning Division.

D5. All materials, supplies and inventory shall be stored inside the store building. No outside storage containers shall be allowed.

D6. Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project. Final landscaping plans shall be consistent with the provisions of Condition D8.

D7. Lighting installed on site shall conform to all requirements set forth in these conditions of approval. Lighting shall be designed, installed and maintained to ensure that no

glare is created that affects neighboring parcels, and is downward directed and appropriately shielded.

D8. Closed circuit television cameras shall be employed to monitor all areas of the site in case of robbery or other serious felony. The rear parking area on the east side of the site shall be included in the camera coverage area. All cameras shall have recorder capability.

D9. The applicant shall construct a 6' concrete masonry wall, or similar solid wall, along the eastern property boundary.

D10. Trash pick up shall occur no earlier than 6:30 a.m.

Police

D11. Parking areas and secured tenant access/driveways shall be illuminated with high intensity discharge lighting with sufficient lumens to provide adequate illumination to:

a. Provide a safe, secure environment for persons, property, and vehicles.

b. Such lighting shall be equipped with vandal-resistant covers and photocell control.

c. A minimum illumination intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface to discourage loiters and others seeking to use those locations for criminal or mischievous purposes.

D12. Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired degree of aesthetics. Landscaped areas should be planned for maximum growth while at the same time providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:

a. Groundcover plants should not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.

b. The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.

c. Landscaping should not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from oncoming vehicles or pedestrians at driveways.

d. Trees of an appropriate number, size and species are encouraged throughout landscaped areas and shall be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.

D13. Public entrances should be clearly defined by walkways and signage and should be observable by as many people as possible.

D14. Business rules shall be posted in the business interior in a conspicuous place.

D15. Street-level Store / Restaurant windows shall be left unobstructed by signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police.

D16. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. All hallways, parking areas, and walkways should be well lit.

a. Walkways should be illuminated at a minimum intensity of 1.5 foot-candles per square foot at 6 to 18 inches above the surface.

b. Parking areas should be illuminated at a minimum intensity of 1.0 foot-candle per square foot at 6 to 18 inches above the surface and should be observable by as many people as possible.

D17. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.

D18. In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, the Police Department:

a. Requires adequate signage be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code.

1) The property should be posted for "No Trespassing" and sign an agreement with the Police Department to prosecute all violators.

2) This agreement shall be kept on file on the premises and in the Police Department.

b. Requires that no public pay telephones shall be installed on the exterior of the premises.

D19. All illegal activities observed on or around the business shall be promptly reported to the Police Department.

Development Engineering

D20. Construct standard improvements as noted in these conditions pursuant to section16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any needed street lights.

D21. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Franklin Boulevard and 26th Avenue per City standards and to the satisfaction of the Development Engineering Division. In the case that more than half of the existing sidewalk (fronting the site) along Franklin Boulevard is deteriorated, then the applicant shall remove the entire sidewalk and reconstruct the frontage along Franklin Boulevard with separated sidewalks (7-foot planter) and then transition back to match existing improvements to the satisfaction of the Development Engineering Division.

D22. The applicant shall dedicate (if needed) and construct full frontage improvements along 26thAvenue to the satisfaction of the Development Engineering Division. The 26thAvenue frontage shall be constructed with attached sidewalk, curb, gutter and ensuring two way traffic along 26th Avenue.

D23. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

D24. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the south-east corner of Franklin Boulevard and 26th Avenue.

D25. A lot merger is required with this project to merge all the properties into one parcel.

D26. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

D27. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Utilities

D28. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 30" and 8" water main in 26th Avenue and a 36" and 8" in Franklin Boulevard. No connection is allowed to the 30" water main in 26th Avenue and to the 36" water main in Franklin Boulevard.)

D29. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. Finished floor elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

D30. The lot shall be graded so that drainage does not cross property lines.

D31. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

D32. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

D33. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since this project is less than an acre, only source control measures are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for this site. This will not affect site design. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater quality Control Measures" for appropriate source control measures.

Advisory Notes:

Fire

D34. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. There is an existing hydrant on the corner of Franklin and 26th Ave; up to two additional hydrants may be required depending on building construction type.

D35. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

D36. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.

D37. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

D38. All structures, including the breezeway, shall be fitted with automatic fire sprinklers. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

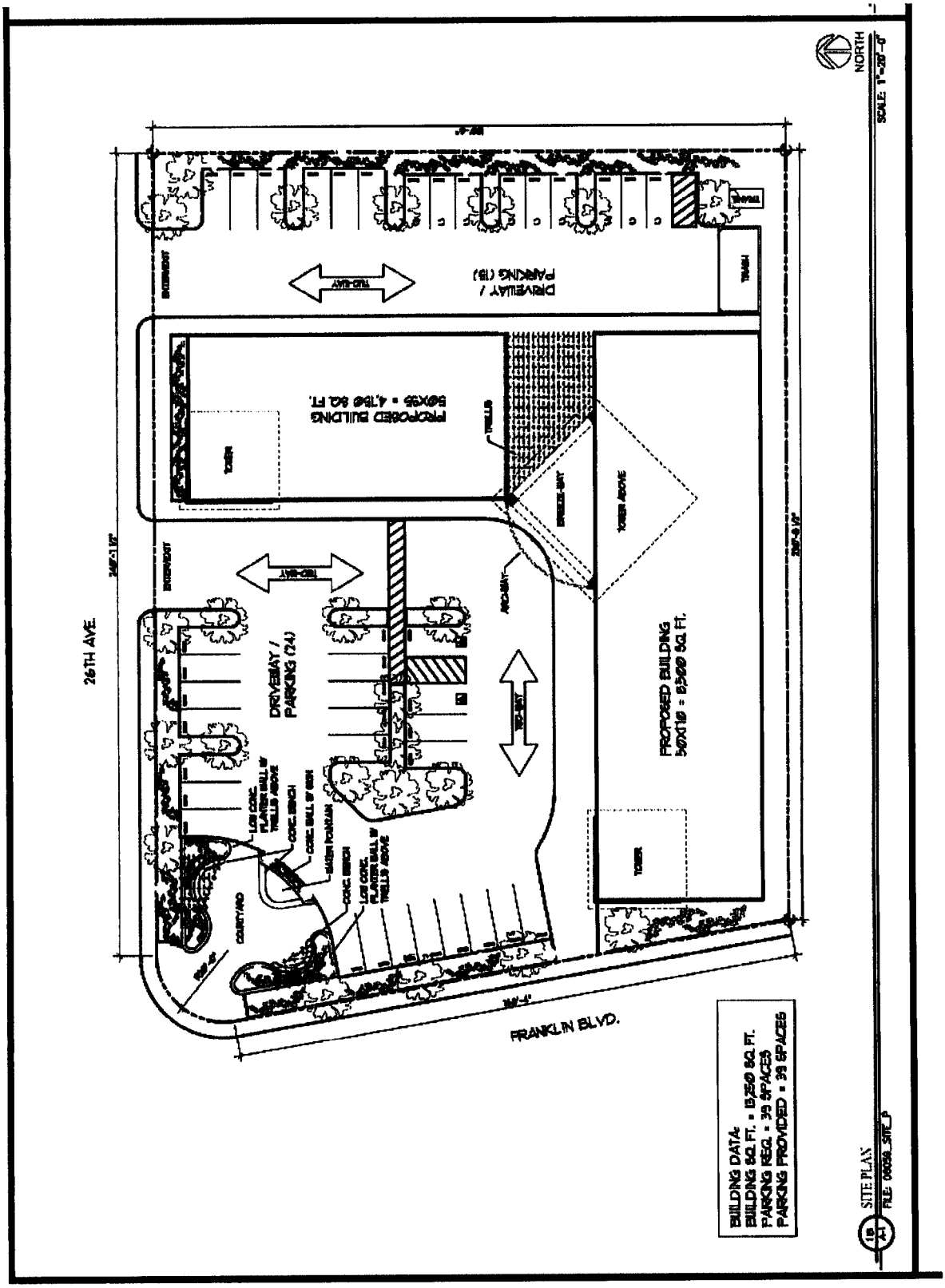
D39. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

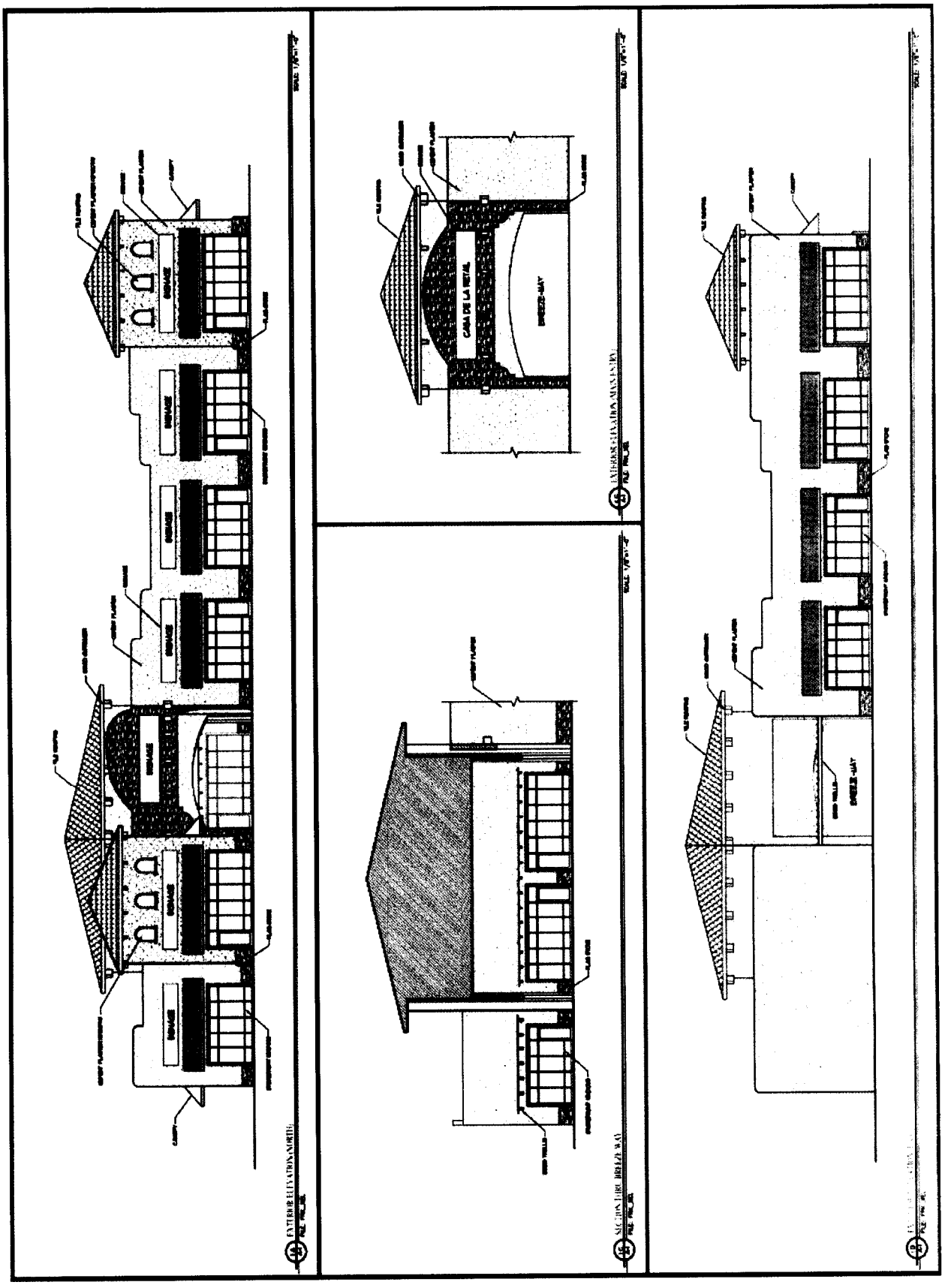
Utilities

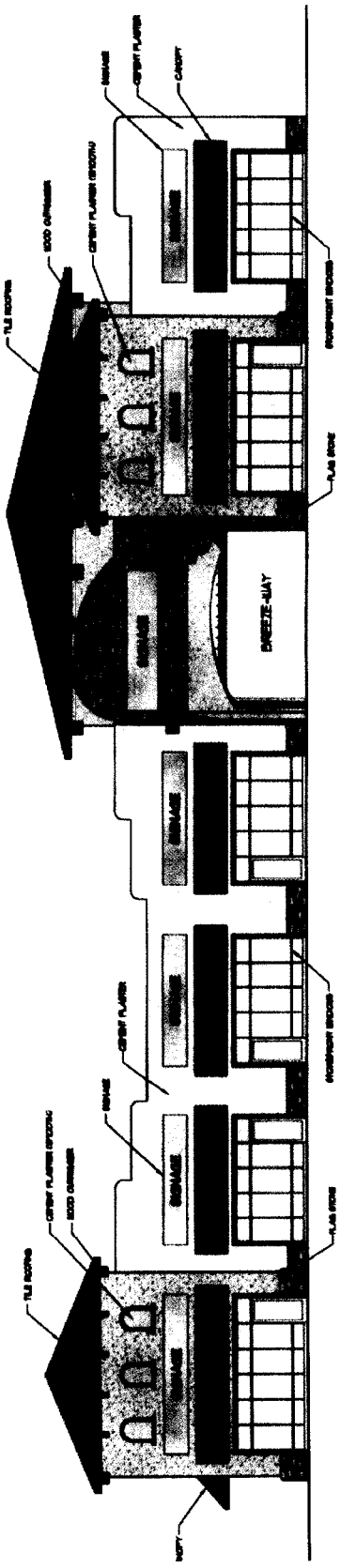
D40. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.

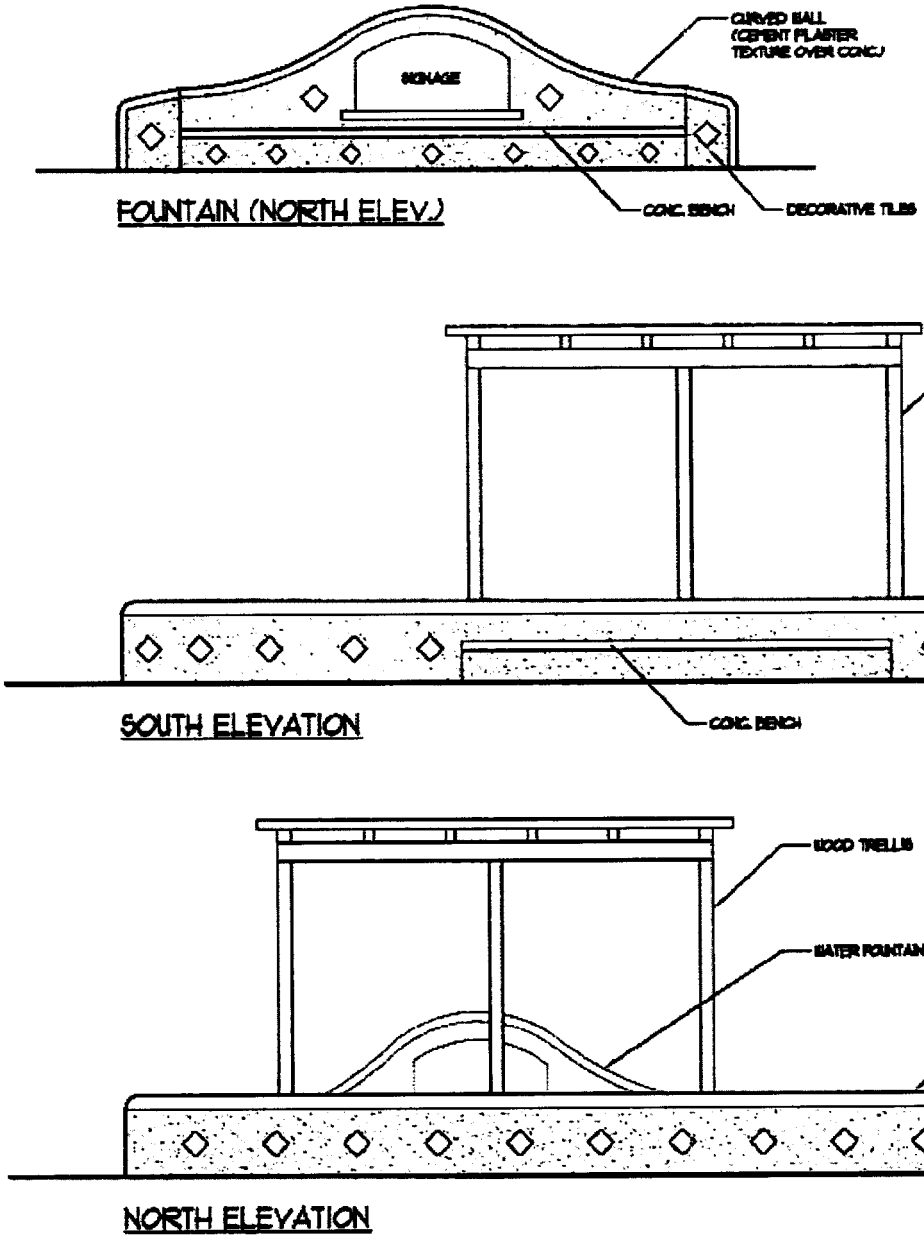
D41. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Attachment 4 – Approved Site Plan and Elevations






BREEZE-WAY



CORNER EXTERIOR ELEVATION

FILE: FRK_CORNER_XEL_P SCALE: 1/4"=1'-0"

Attachment 5 – Environmental Exemption

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (5127 Franklin Commercial Center Rezone P06-092) (P06-092) (APN: 022-0151-024, -001, -002, -003)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed the 5172 Franklin Commercial Center Rezone (P06-092) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15302 and 15303.

2. The factual basis for the finding of exemption is as follows:

   (a) The new commercial structures will be of substantially the same size, purpose, and capacity of the previous commercial use.

   (b) The new commercial structures involve a negligible expansion (4,700 square feet) of the area commercial structures already occupy on the subject site.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council has reviewed and considered the Environmental Planning Services determination of exemption and determines the Project exempt from review under the California Environmental Quality Act for the reasons stated above.

Attachment 6 – General Plan Amendment Resolution

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE GENERAL PLAN LAND USE MAP FROM 0.49± ACRES OF LOW DENSITY RESIDENTIAL TO 0.49± ACRES OF COMMUNITY /NEIGHBORHOOD COMMERCIAL AND OFFICE FOR THE PROPERTY LOCATED AT 5127 FRANKLIN BOULEVARD, SACRAMENTO, CALIFORNIA (P06-092) (APN: 022-0151-024, -001, -002, -003)

BACKGROUND

The City Council conducted a public hearing on May 22, 2007 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;

2. The subject site is suitable for commercial development; and

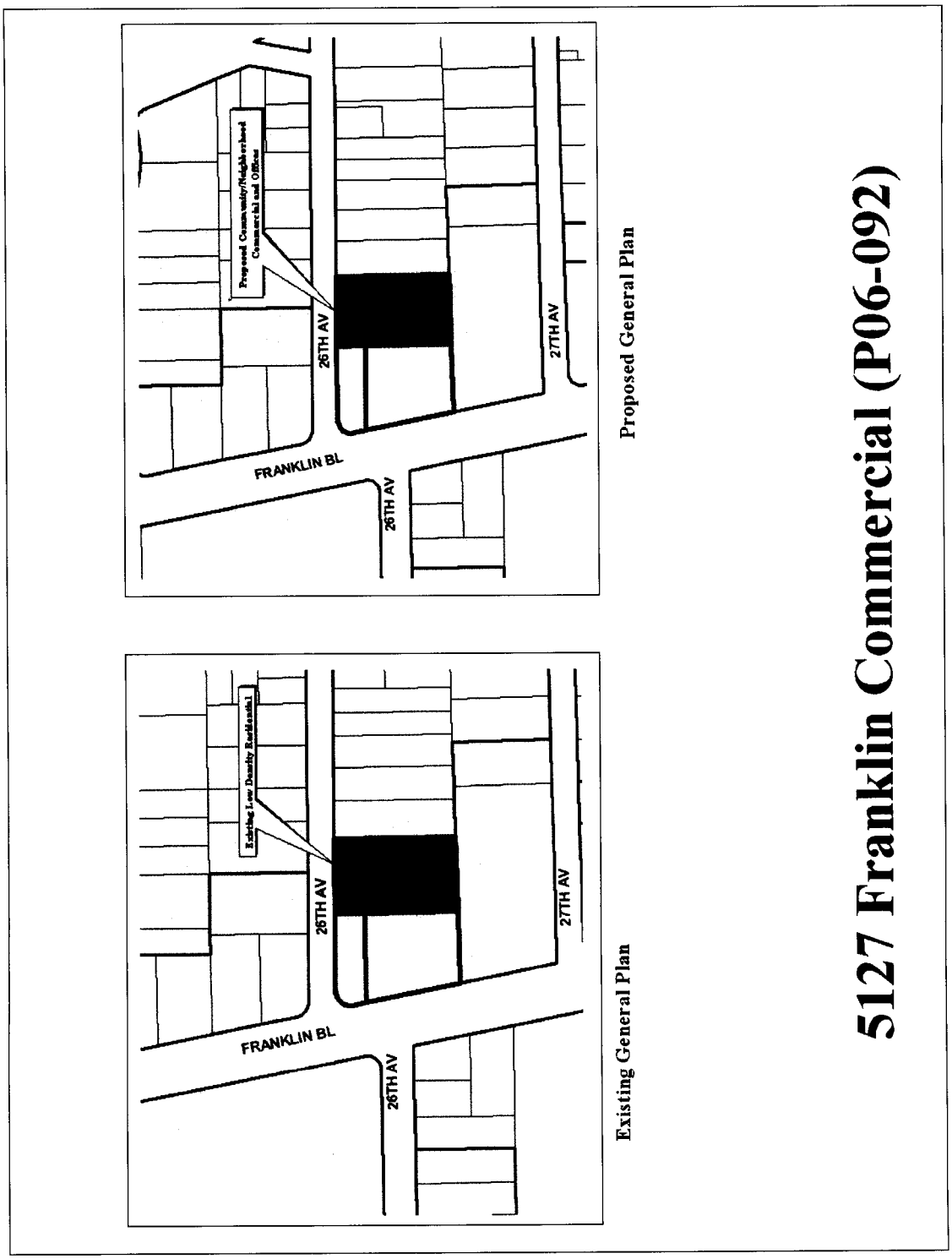
3. The proposal is consistent with the policies of the General Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property described on the attached Exhibit A in the City of Sacramento is hereby re-designated on the General Plan land use map from 0.49± acres of Low Density Residential to 0.49± acres of Community/Neighborhood Commercial and Offices. (APN: 022-0151-024, -001, -002, -003)

Table of Contents:
Exhibit A - General Plan Amendment

Exhibit A - General Plan Amendment



Attachment 7 – Rezone Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 0.49± ACRES FROM STANDARD SINGLE-FAMILY (R-1) ZONE AND PLACING IT IN THE GENERAL COMMERICAL REVIEW (C-2-R) ZONE LOCATED AT 5127 FRANKLIN BOULEVARD, SACRAMENTO, CALIFORNIA (P06-092) (APN: 022-0151-024, -001, -002, -003)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The property generally described, known and referred to as APN: 022-0151-024, -001, -002, -003 which is shown on attached Exhibit A, consists of 0.49± net acres and is currently in the Standard Single-Family (R-1) Zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1 zone and placed in the General Commercial Review (C-2-R) Zone.

SECTION 2

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: 5127 Franklin Commercial Center Rezone

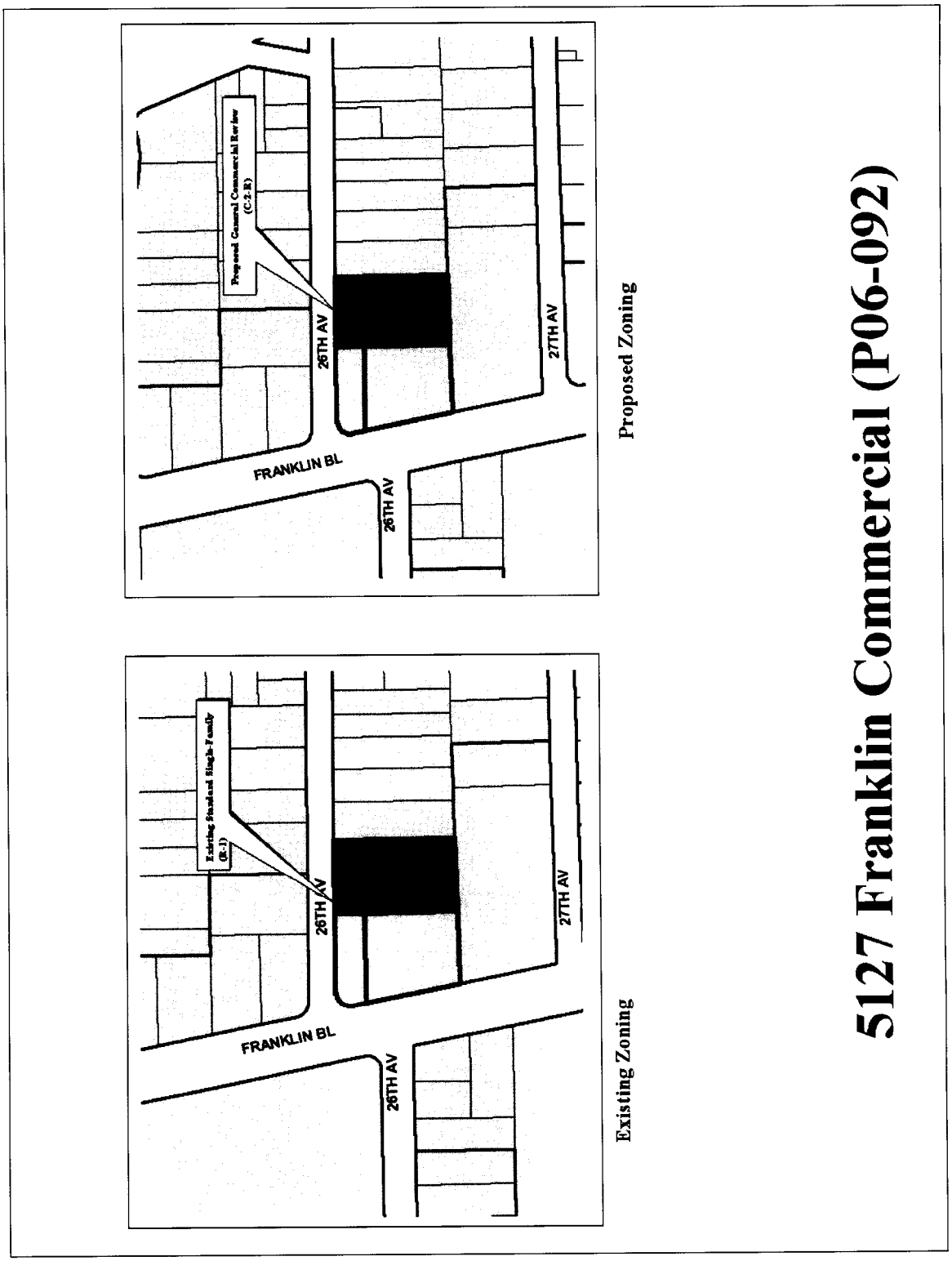



Exhibit A – Rezone