



# REPORT TO COUNCIL

## City of Sacramento

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

**CONSENT**  
**August 2, 2005**

Honorable Mayor and  
Members of the City Council

**Subject:** Vallejo's Restaurant Re-Zone and Expansion. (P04-169)

**Location/Council District:** 1908, 1910, 1914, and 1916 4<sup>th</sup> Street APNs: 009-0052-013-014,015,031 (District 4)

**Recommendation:**

Adopt 1) an Ordinance rezoning acreage to expand an existing restaurant and provide two housing units on the site and 2) an Ordinance rezoning acreage to relocate an existing four-plex from the north side of S. T. Street Alley to the lot on the south side of the alley

**Contact:** Mark Kraft, Associate Planner, 808-8116; Jeanne Corcoran, Senior Planner, 808-5317

**Presenters:** Mark Kraft, Associate Planner; Jeanne Corcoran, Senior Planner

**Department:** Development Services Department

**Division:** Planning Division

**Organization No:** 875

**Summary:**

On July 21, 2005 the City Council adopted the 1<sup>st</sup> reading adopting ordinances approving the Plan amendment and rezones for the project as follows: 1) Amend the Central City Community Plan to re-designate 0.22± acres from Multi-Family and Office to 0.22 ± acres Neighborhood Commercial 2) Rezone 0.1± acres from Residential Mixed Use (RMX) and 0.12± acres of Office to 0.22 ± acres Limited Commercial (C-1) located at 1908, 1910, and 1914 - 4<sup>th</sup> Street 3) Rezone of 0.07± acres from Multi-Family (R-3A) to Multi-Family(R-4) located at 1916 - 4<sup>th</sup> Street and passed both Ordinance titles for publication as required by Sacramento City Charter 32(c). Ordinance titles were published in the Daily Recorder newspaper by the City Clerk on Friday, July 29, 2005.



**Committee/Commission Action:**

On April 28, 2005 the Planning Commission voted six ayes, zero noes, with one abstention, to approve the Lot Line Merger, and to recommend that the City Council approve the Community Plan Amendments and rezones requested as a part of this project.

**Background Information:**

The applicant is seeking a Central City Community Plan Amendment to redesignate 0.22 acres from Multi-family and Office to Neighborhood/Commercial and a rezone of 0.1 acres from Residential Mixed Use (RMX) and 0.12 acres from Office Building (OB) to Limited Commercial (C-1), in order to expand an existing restaurant, and provide two housing units on the site. The applicant also proposes to relocate the existing four-plex located on the north side of the S and T Street alley to the lot on the south side of the alley. This relocation requires a rezone of this parcel from R-3A to R-4. On April 28, the City Planning Commission approved an entitlement for this project to merge three lots into one lot.

**Financial Considerations:** None

**Environmental Considerations:**

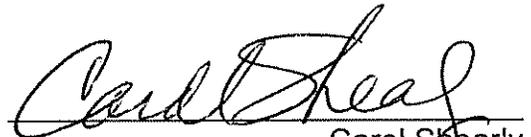
The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA section 15301 (minor alterations to existing facilities)

**Policy Considerations:**

With the amendments proposed, the project will be consistent with the General Plan and Community Plan designations for the site. The project is consistent with the General Plan and Community Plan policies encouraging infill development, revitalization of existing neighborhoods and preservation of historic structures.

**Emerging Small Business Development (ESBD):** Not applicable

Respectfully Submitted by:

  
Carol Shearly  
Interim Planning Director, Planning

Recommendation Approved:

  
ROBERT P. THOMAS  
City Manager

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**ORDINANCE NO.**

Adopted by the Sacramento City Council

July 21, 2005

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.1 ± ACRES FROM RESIDENTIAL MIXED USE (RMX) AND 0.12± ACRES FROM OFFICE BUILDING TO 0.22± ACRES OF LIMITED COMMERCIAL (C-1), LOCATED AT 1908, 1910, 1914 4<sup>TH</sup> STREET (APN: 009-0052-013,014,015) (P04-169)**

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

SECTION 1

The property generally described as 1908 4<sup>TH</sup> Street (APN:009-0052-013) which is shown on attached Exhibit A, consists of 0.1± acres, and is currently zoned Residential Mixed Use (RMX) established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the RMX zone and placed in the Limited Commercial (C-1) zone.

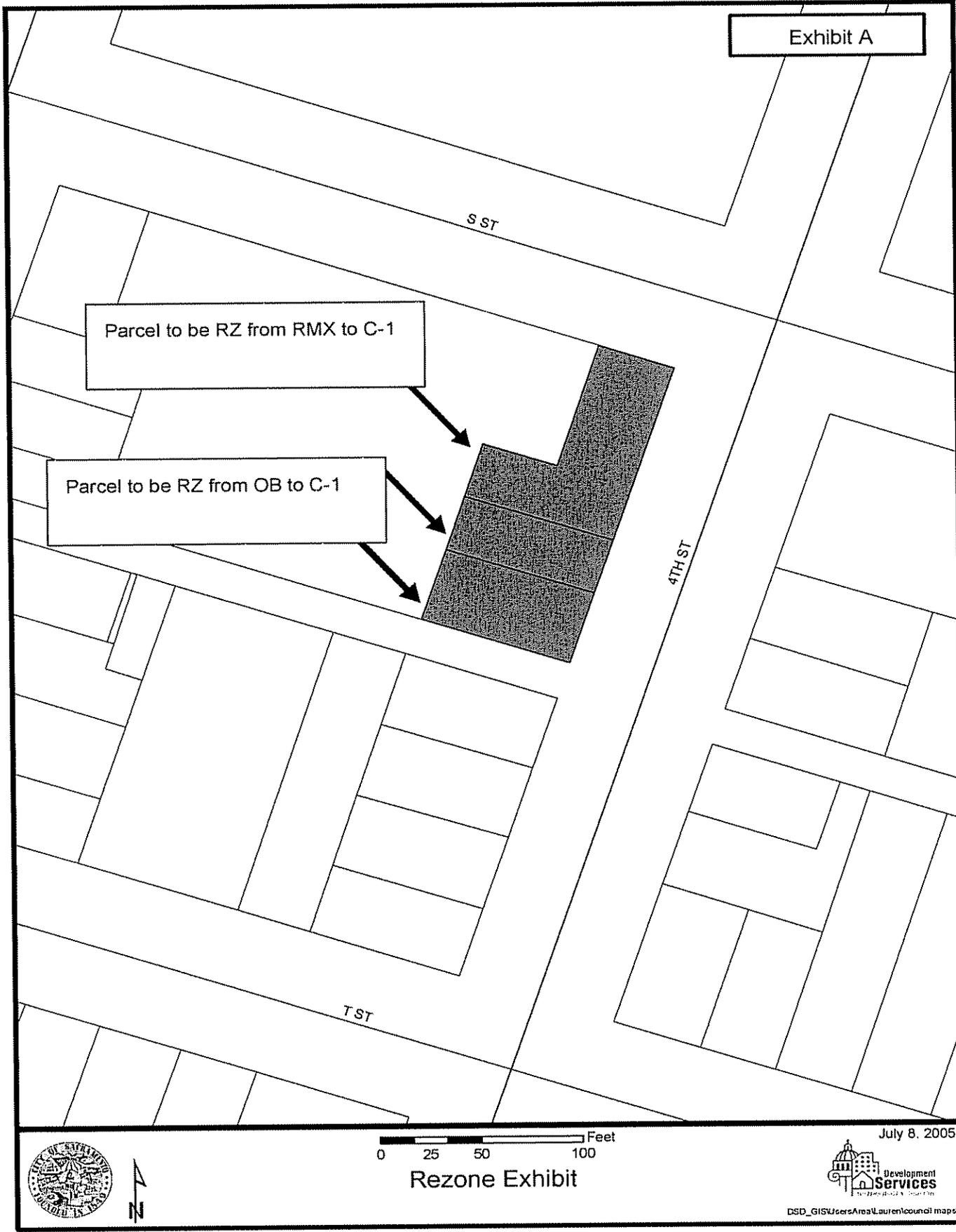
The properties generally described as 1910 and 1914 4<sup>TH</sup> Street (APNs:009-0052-014 and 015) which are shown on attached Exhibit A, consist of 0.12± acres, and are currently zoned Office Building (OB) established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the OB zone and placed in the Limited Commercial (C-1) zone.

SECTION 2

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

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**ORDINANCE NO.**

Adopted by the Sacramento City Council

July 21, 2005

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.07 ± ACRES FROM MULT-FAMILY RESIDENTIAL(R-3A) TO MULTI-FAMILY RESIDENTIAL (R-4), LOCATED AT 1916 4<sup>TH</sup> STREET (APN: 009-0052-031) (P04-169)**

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

SECTION 1

The property generally described as 1916 4<sup>TH</sup> Street (APN:009-0052-031) which is shown on attached Exhibit A, consists of 0.07± acres, and is currently zoned Multi-Family Residential (R-3A) established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-3A zone and placed in the Multi-Family Residential (R-4) zone.

SECTION 2

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

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