



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

CONSENT
July 22, 2010

Members of the Planning Commission

Subject: Florin Road Corridor Plan Rezone Initiation

Location/Council District: Florin Road from Tamoshanter Way to Franklin Blvd.,
Districts 5 and 8

Recommendation: Initiate and direct staff to begin the process of rezoning of 57 parcels along the Florin Road Corridor to implement the vision of the 2030 General Plan and to bring the zoning into consistency with the 2030 General Plan.

Contact: Remi Mendoza, Associate Planner, 808-50034; Desmond Parrington, AICP, Infill Coordinator, 808-5044.

Summary: City Code 17.208.020(A) authorizes the City Council, Planning Commission, or a property owner to initiate a rezone. Staff is proposing the rezone of 57 parcels to bring them into consistency with the 2030 General Plan. The purpose of this report is to request the Planning Commission initiate and direct staff to begin the process of rezoning these parcels on Florin Road. This action is also part of the overall Florin Road Corridor planning effort which is a joint City-County effort along Florin Road from Tamoshanter Way to Stockton Boulevard. While City staff presented an overview of the Florin Road Corridor Plan and the associated implementation actions including the rezones to Planning Commission on May 27, 2010, staff omitted the initiation action in its prior report. This report formally initiates the rezones.

Background:

The Florin Road Corridor Plan is a joint planning effort between the City and the County of Sacramento to promote coordinated planning and economic revitalization along the corridor. The boundaries extend along Florin Road between Tamoshanter Way and Stockton Boulevard. The Florin Road Corridor Plan includes specific strategies to address housing, economic development, infrastructure and financing, public safety, and design needs of the corridor. These strategies will encourage well-designed infill and economic development along Florin Road.

The City's new 2030 General Plan identified Florin Road as one of the opportunity areas for future growth. With the adoption of the General Plan, zoning changes are needed to implement the new vision for the corridor. Almost all of the corridor is zoned C-2 (General Commercial; refer to Attachment 1). As a result the corridor simply has too much

commercial, much of which is either vacant or is struggling. Over the life of the plan, the goal is to gradually reduce the amount of C-2 by focusing it primarily around the major intersections at 24th and at Franklin where there is the highest visibility and greatest likelihood of long-term success. In between, the goal is to promote mixed-use development by eventually rezoning those parcels from C-2 to RMX (Residential Mixed-Use).

Due to concerns about the impact of the rezones on existing business, staff is taking a gradual approach to the rezoning (refer to Attachments 2 and 3). Staff proposes to rezone those sites that are vacant or where the property owners support with the proposed rezone. In addition, changes will also be made around the light rail station area to encourage higher density, transit-supportive development. These rezones implement part of the Florin Road Station Area TOD Concept and Guidelines that was accepted by Council in February 2009. Many of the proposed rezones include changing sites zoned C-2-R to C-2. The C-2-R designation requires site plan review by Planning staff. Since staff proposes the creation of a new Florin Road Corridor Design Review District, the site plan requirement will not be needed as it will be part of the design review process.

As the economy improves and mixed-use and residential development become economically feasible again on the corridor staff will likely bring forward additional rezoning proposals to encourage that type of development. The risk of doing those rezones now is that property owners could be saddled with zoning that requires them to build something which is not feasible in today's market.

Next Steps:

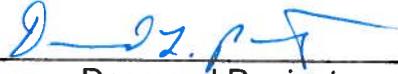
A formal notice of hearing will be sent to the owners of property proposed to be rezoned. Notices will be mailed to property owners within a 500-foot radius of the affected parcels per City Code 17.200.010. In addition, notices will be sent to businesses on the corridor as well as to the Florin Road Partnership, the property-based improvement district. Staff will also hold a community workshop on the proposed rezones on August 11th at Paratransit at 2501 Florin Rd. The hearing before the Planning Commission will be held in September for recommendation to the City Council. The Council hearing will be held in October for final action.

Environmental Considerations:

The 2030 General Plan identified land use designations for parcels within the Florin Road Corridor as well as the rest of the City. The requested action would initiate the process of rezoning parcels to ensure their zoning is consistent with the current General Plan designation. No approval of the rezoning is requested at this point. At the time rezoning action is requested, staff will provide the appropriate discussion and findings to comply with the California Environmental Quality Act (CEQA).

Policy Considerations:

Rezoning for consistency with the Land Use Diagram is a top priority implementation measure of the 2030 General Plan. Furthermore, this is consistent with the goal of the draft Florin Road Corridor Plan to promote redevelopment and reinvestment on Florin Road.

Respectfully submitted by: 
Desmond Parrington, AICP
Infill Coordinator

Recommendation Approved:

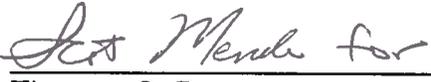

Thomas S. Pace
Long Range Planning Manager

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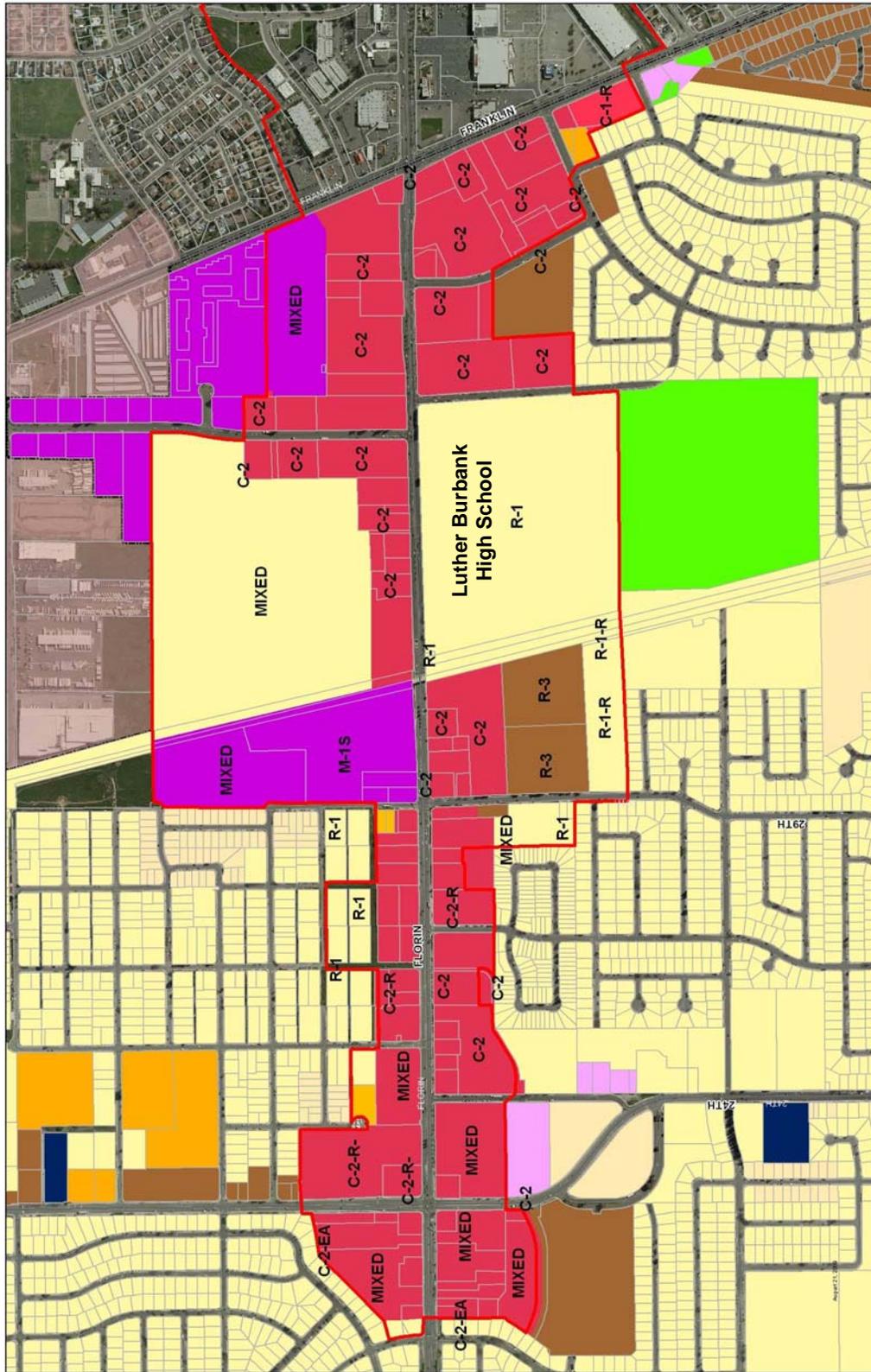
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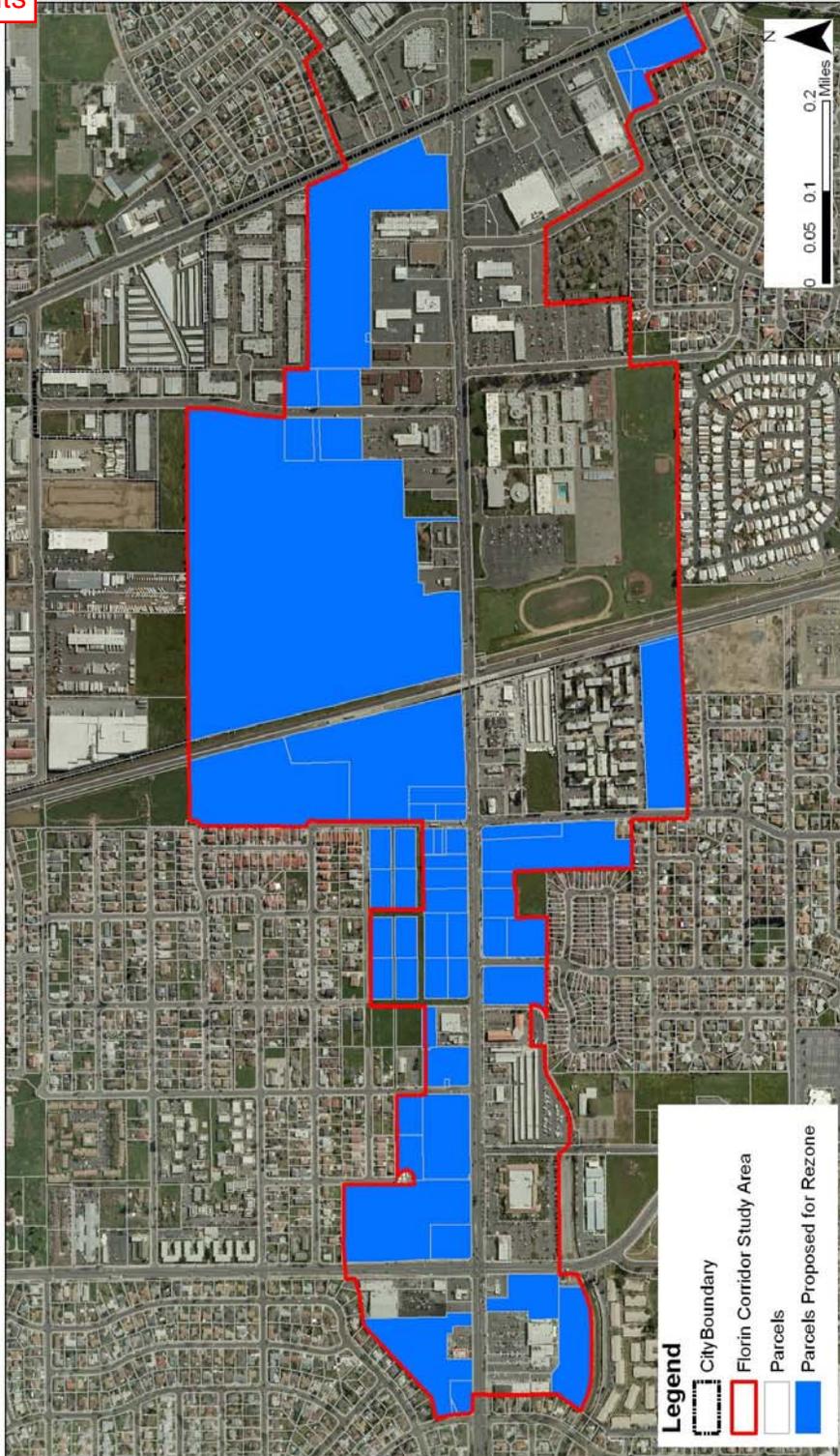
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Attachment 1 Existing Zoning



Attachment 2 Sites Affected by Proposed Rezoning

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Attachment 3 Proposed Zoning

