

P97-075 German Star Motors

- REQUEST:
- A. **Environmental Determination:** Negative Declaration with no mitigation measures;
  - B. **General Plan Amendment** from Low Density Residential (4-15 du/na) to Community/ Neighborhood Commercial & Offices (Special Planning District) for 0.27  $\pm$  developed acres in the R-1 zone;
  - C. **South Natomas Community Plan Amendment** for 0.27  $\pm$  developed acres from Low Density Residential (4-8 du/na, 7 max. avg. density) to Northgate Special Planning District (C-2-SPD);
  - D. **Rezone** 0.27  $\pm$  developed acres from Standard Single Family Residential (R-1) to Northgate Special Planning District (C-2-SPD).

LOCATION: 561 Haggin Avenue east of Northgate Blvd.  
APN 262-0171-006  
South Natomas Community Plan Area  
North Sacramento and Grant Joint Union School Districts  
Council District 1

APPLICANT:	Jarrold Short, Phone: 481-0713 400 Munroe Street, #1 Sacramento, CA 95814
OWNER:	Pete and John Cata 561 Haggin Avenue Sacramento, CA 95833
APPLICATION FILED:	July 23, 1997
STAFF CONTACT:	Doug Holmen, 264- 8267

SUMMARY:

The applicant is requesting the above listed entitlements to allow the expansion of the adjacent auto repair business. The expansion would be acquiring the single family zoned lot to the east and demolishing the existing single family unit which is in disrepair. The applicant has stated that the inhabitants of the single family dwelling would be relocated at the owners' expense. The applicant has no yet developed detailed building plans to build on the lot at this time. The surrounding community groups and business organizations are in support of the applicant's proposal.

RECOMMENDATION:

**Staff recommends approval of the requested entitlements.**

The auto repair business has been a good business for the Northgate corridor. It's facility is well designed and imparts what is envisioned for the corridor. The small ( $\pm$  750 square feet) single family dwelling which would be removed, is in disrepair and is out of character with the other single family units in the block. Across the street from the proposed expansion is the parking lot and open space of an existing church. The neighborhood and commercial organizations in the area support the expansion of the auto repair business.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4- 15 du net acre)
Community Plan Designation:	Low Density Residential (4- 8 DU/ AC)
Existing Land Use of Site:	Single family dwelling
Existing Zoning of Site:	Standard Single Family (R-1)

## Surrounding Land Use and Zoning:

North: Vacant, C-2-SPD  
 South: Church parking lot; R-1  
 East: Single Family dwelling, R-1  
 West: Auto repair facility, C-2-SPD

Property Dimensions:	66' x 178'
Property Area:	0.27 $\pm$ gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

Building Permit

NPDS- Development Services

BACKGROUND INFORMATION:

The Northgate Special Planning District, which is proposed to be expanded to include the adjacent single family lot on the north side of Haggin Avenue, was designated as a special zoning category in November, 1988. Certain design and performance standards were adopted as part of the Northgate Special Planning District.

In 1992, German Star Motors was issued a building permit to construct an auto repair facility at the Northeast corner of Northgate Blvd. and Haggin Ave. The facility is constructed of high quality stone and cement block. A matching stone with wrought iron fence has been placed along Northgate Blvd. and Haggin Avenue property lines. The development represents what the Northgate Special Planning District was created to accomplish. German Star Motors has been experiencing growth in its business. It is also experiencing a rise in vandalism to automobiles that are left on the lot overnight. The owners wish to expand on the adjacent parcel to the east to accommodate the increased business and to provide additional indoor coverage for the automobiles. A new building is planned to be built on the parcel in the near future, should the proposed entitlements be approved.

In January 1995, staff held a community workshop on revitalizing the Northgate Corridor. The general consensus from the workshop was that increasing the depth of the commercial parcels on the east side of Northgate Boulevard would increase the economic vitality of the corridor.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project would be consistent with the General Plan, South Natomas Community Plan, and the Northgate Special Planning District Zoning Ordinance.

The General Plan Goals which would be applicable to the proposed expansion are:

- Overall Goal B: Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial

districts.

- Overall Goal D: Promote economic vitality and diversification of the local economy.
- Policy 4 under Neighborhood/ Community Commercial and Office Areas: Strengthen viable strip commercial development and discourage existing marginal strips from being extended.
- Policy 4 under Goal A of the Housing Element: Remove unsafe housing that is beyond the rehabilitation stage.

The proposed project would be compatible with the South Natomas Community Plan as it relates to the Northgate SPD. The Guiding Policy of the Northgate SPD in the South Natomas Community Plan is:

Designate land uses (including residential), establish design and landscaping guidelines and encourage the implementation of commercial revitalization efforts that will stimulate the productive use of the street frontage to the benefit of both property owners and the community and that will be complimentary with surrounding residential land uses.

The Northgate Special Planning District was designated as a special zoning category in November, 1988. The proposed project would carry out the goals of the Northgate SPD. The goals of the Northgate SPD are to:

- Upgrade and revitalize existing commercial developments on the east side of Northgate Boulevard;
- Ensure that new commercial and office developments are compatible with adjacent residential uses;
- Ensure well balanced local serving office and commercial uses in the Special Planning District Zone; and
- Encourage new commercial and office uses to attract a number of patrons at one time and encourage interaction between the public and the service or product provider.

The proposal to acquire the R-1 lot next door and demolish the dilapidated 750 square foot house would be compatible with the above mentioned goals

and policies.

The Transportation Division is in the process of reviewing the proposed project, and preparing written conditions. These conditions, as well as the preferred uses for the lot in question- should the lot be used for some other business- will be attached to the rezone ordinance for the City Council to consider.

B. Site Plan Design/Zoning

1. Setbacks

Since the proposal would change the lot in question from an R-1 zoned lot to a Special Planning District similar to the neighborhood commercial district, a solid wall would need to be constructed on the eastern property line. The wall should be made of similar material as the auto repair facility wall. In addition, the stone and wrought iron wall shall continue along the Haggin Avenue frontage.

There is a required five foot wide side yard setback between the proposed lot and the adjacent residential lot facing Haggin Avenue.

2. Parking/Circulation (Vehicular and Pedestrian)

The proposed lot would need to be covered with an impervious material of either concrete or asphalt according to City specifications since automobiles are going to be parked and stored there.

3. Landscaping

The five foot setback area along Haggin Avenue will need to be landscaped.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration with no mitigation measures has been prepared.

B. Public/Neighborhood/Business Association Comments

The applicant has met with the Gardenland-Northgate Neighborhood Association. The Association has written a letter of support to Councilperson Fargo. A letter of support has also been received by a nearby businessperson supporting the project. The businessperson said that other business owners in the neighborhood have also expressed their support of the proposed business expansion. The letters are included as Attachment 7. Staff agrees with the community and business groups in supporting this proposal. It will improve the area along the eastern side of Northgate Blvd.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Transportation and Development Division, Department of Public Works

The Transportation and Development Division have the following comments that should be incorporated into any future site plans.

- A. The parking lot must conform to ADA requirements in all respects.
- B. Provide reciprocal ingress, egress, maneuvering and parking easements between APN 262-0171-006 and APN 262-0170-005 at the time of sale of either parcel.
- C. Replace or repair deteriorated curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.
- D. The landscape area located along the east property line shall be separated from the parking lot by a raised vertical curb.
- E. Throat distance for the proposed driveway shall be a minimum of 25 feet from the north right-of-way line of Haggin Avenue. In order to provide this throat distance a raised island along the West side of the proposed driveway is required. The minimum width of the required island is 2 feet.

2. City Arborist

The City Arborist visited the site and identified the three trees on the site, and stated that the trees could be saved or removed at the

developers discretion.

**PROJECT APPROVAL PROCESS:** Each of the entitlements below require City Council approval.

**RECOMMENDATION:**

Staff recommends the Planning Commission recommend that the City Council take the following actions:

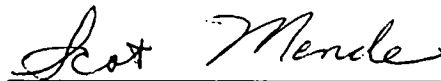
- A. **Ratify the Negative Declaration;**
- B. **Approve the General Plan Amendment** from Low Density Residential (4-15 du/na) to Community/Neighborhood Commercial & Offices (Special Planning District) for 0.27  $\pm$  developed acres in the R-1 zone;
- C. **Approve the South Natomas Community Plan Amendment** for 0.27  $\pm$  developed acres from Low Density Residential (4-8 du/na, 7 max. avg. density) to Northgate Special Planning District (C-2-SPD); and,
- D. **Approve the Rezone** of 0.27  $\pm$  developed acres from Standard Single Family Residential (R-1) to Northgate Special Planning District (C-2-SPD).

Report Prepared By,

Report Reviewed By,



Doug Helmen  
Associate Planner



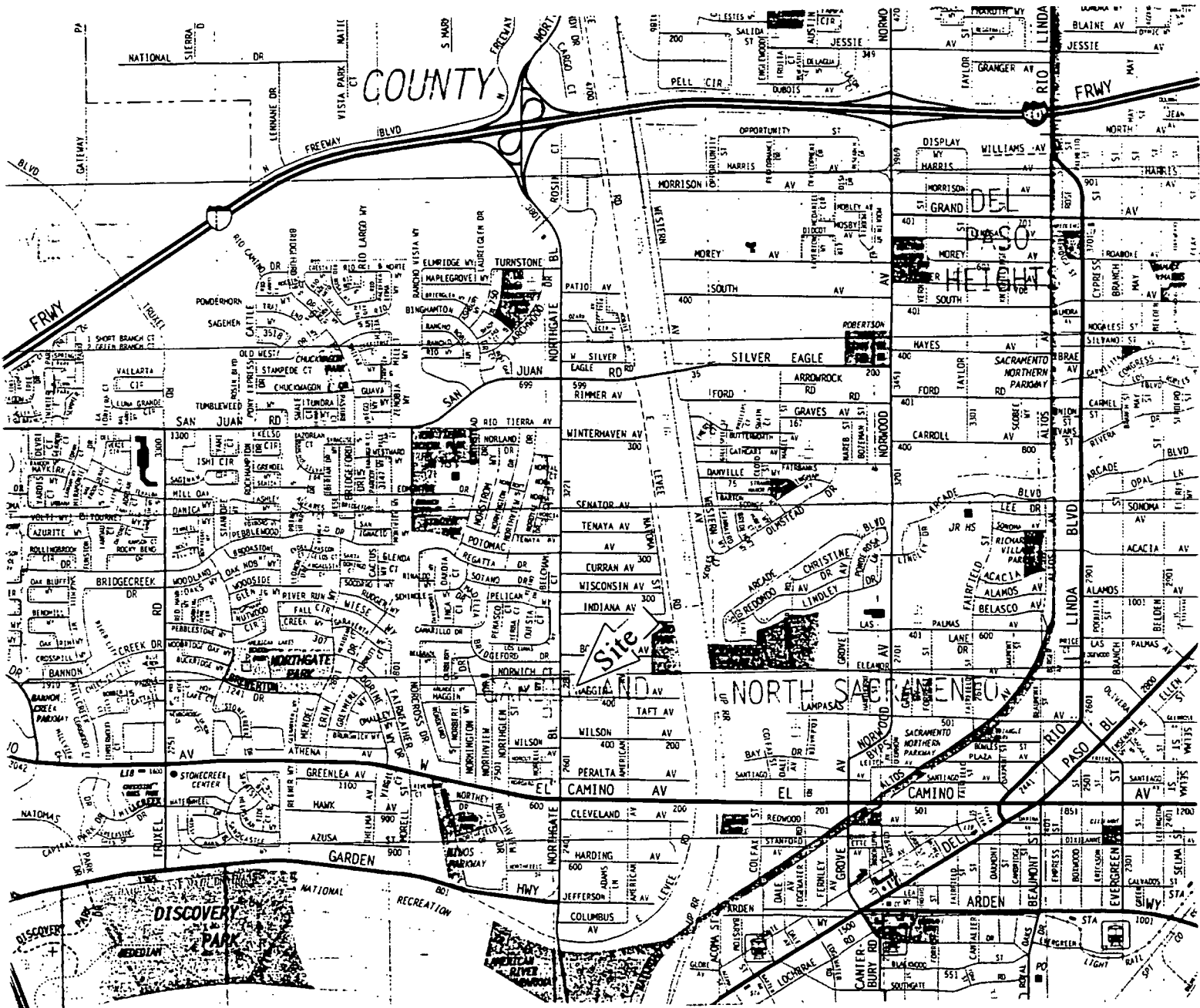
Scot Mende  
Senior Planner

**Attachments**

- |              |   |
|--------------|---|
| Attachment 1 | Vicinity Map  |
| Attachment 2 | Land Use & Zoning Map   |
| Attachment 3 | Site Plan   |
| Attachment 4 | General Plan Amendment Resolution (for City Council approval)       |
| Attachment 5 | South Natomas Community Plan Resolution (for City Council approval) |
| Attachment 6 | Rezone Ordinance (for City Council approval)                        |
| Attachment 7 | Letters of Support  |

Attachment 1

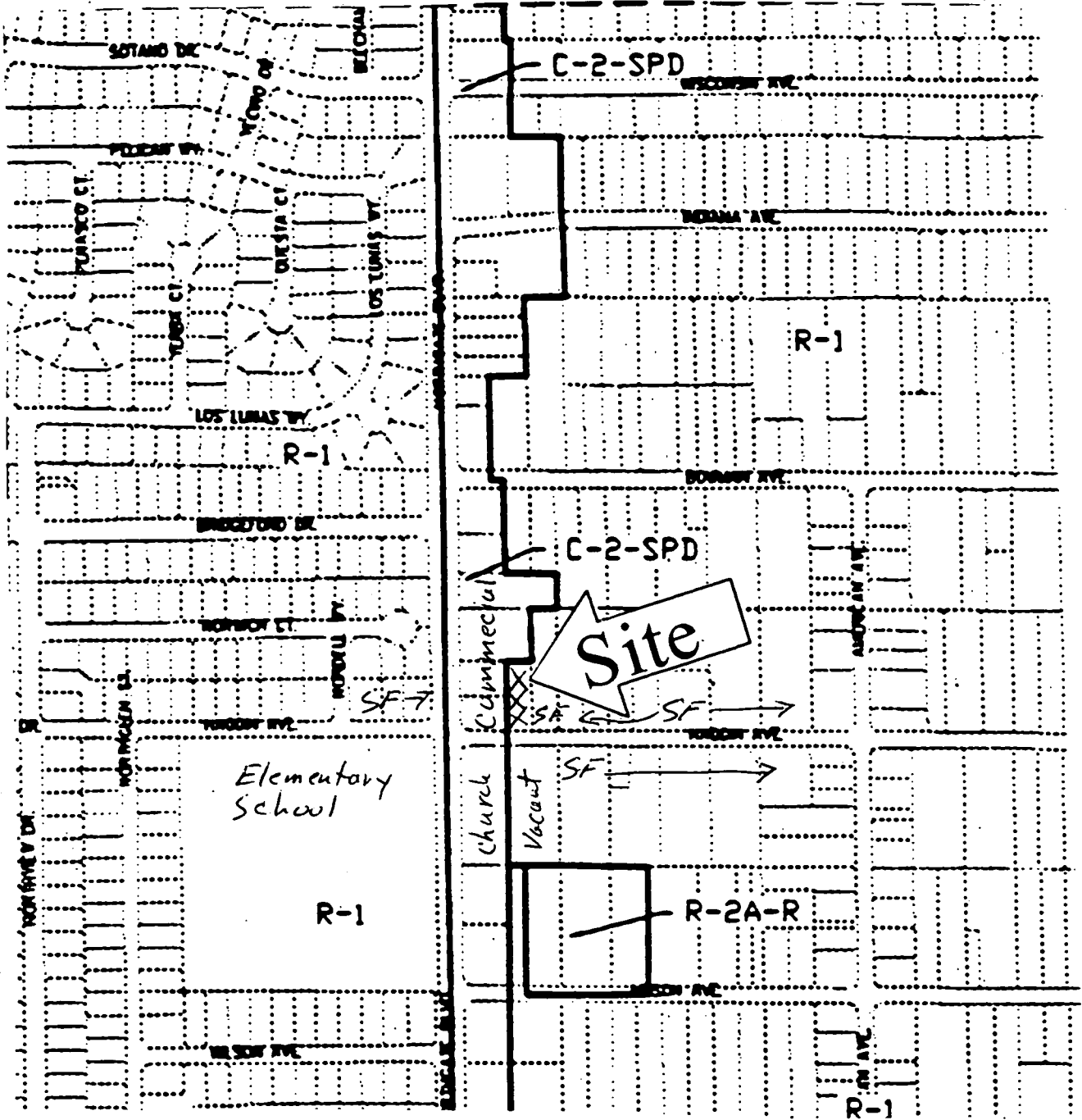
Vicinity Plan





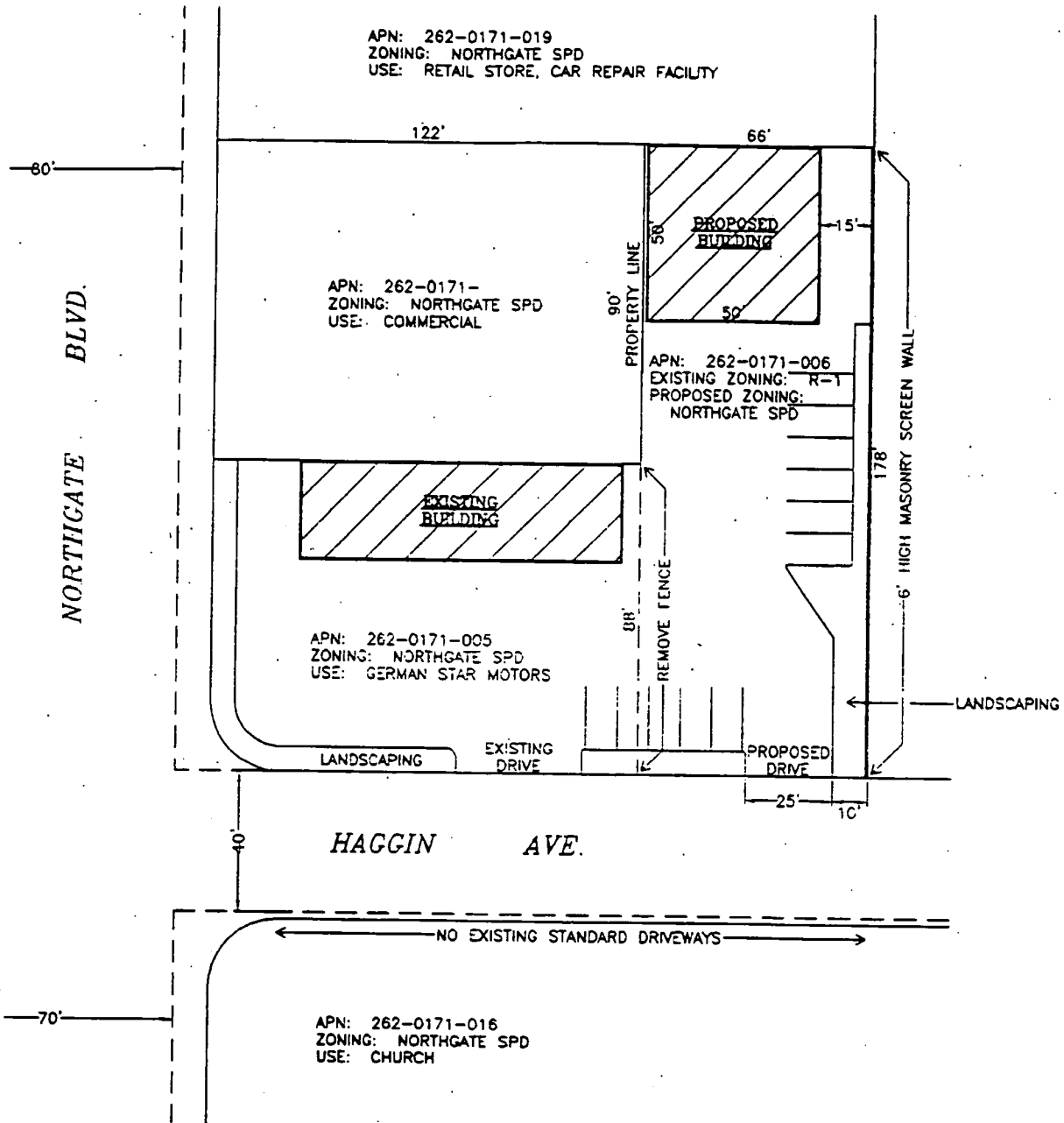
Attachment 2

Land Use and Zoning Map



Attachment 3

Site Plan



**PROPOSED SITE PLAN**

SCALE: 1"=20'



Attachment 4

Draft General Plan Amendment

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION AMENDING THE GENERAL PLAN FOR 0.27± DEVELOPED ACRES FROM LOW DENSITY RESIDENTIAL (15 DWELLING UNITS PER NET ACRE) TO 0.27± ACRES OF COMMUNITY/ NEIGHBORHOOD COMMERCIAL OFFICES.**

(P97-075) (APN: 262-0171-006)

WHEREAS, the City Planning Commission conducted a public hearing on November 20, 1997, and City Council conducted a public hearing on \_\_\_\_\_ concerning the above General Plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed General Plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for neighborhood commercial and office development;
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibits is hereby designated on the General Plan for Community/ Neighborhood Commercial and Offices.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_

CITY CLERK

Attachment 5

Draft South Natomas Community Plan Resolution

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN FOR 0.27± DEVELOPED ACRES FROM LOW DENSITY RESIDENTIAL (4-8 DWELLING UNITS PER ACRE) TO 0.27± ACRES OF NORTHGATE SPECIAL PLANNING DISTRICT**

(P97-075) (APN: 262-0171-006)

WHEREAS, the City Planning Commission conducted a public hearing on November 20, 1997, and City Council conducted a public hearing on \_\_\_\_\_ concerning the above General Plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed South Natomas Community Plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for neighborhood commercial and office development;
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibits is hereby designated on the South Natomas Community Plan as Northgate Special Planning District.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

Attachment 6

Draft Rezone Ordinance

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 0.27± ACRES OF PROPERTY LOCATED AT 561 HAGGIN AVENUE FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL NORTHGATE SPECIAL PLANNING DISTRICT (C-2-SPD) ZONE OR A MORE RESTRICTIVE ZONE

(P97-075) (APN:262-0171-006)

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

SECTION 1

The property described in the attached Exhibit which is in the Standard Single Family (R-1) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial- Northgate Special Planning District (C-2-SPD) zone or a more restrictive zone.

This action rezoning the property described in the attached exhibits is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on November 6, 1997, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance no. 2550, Fourth Series, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

Attachment 7  
Letters of Support

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Gardenland-Northgate Neighborhood Association  
2201 Northgate Blvd., Ste. D  
Sacramento, CA 95833  
(916) 566-6500

May 14, 1997

City of Sacramento  
City Council - District 1  
915 I Street  
Sacramento, CA 95814

ATTENTION: Councilperson Heather Fargo

SUBJECT: GERMAN STAR MOTORS

*Heather*  
Dear Ms Fargo,

On May 8, 1997, the Gardenland-Northgate Neighborhood Association heard and saw the plans of German Star Motors for the addition of a storage facility to their property at the northeast corner of Northgate Boulevard and Haggin Avenue. I would like to inform you at this time, the association voted unanimously to support German Star Motors' application for a rezone from R1 too commercial. John and Pete Cata, who own and operate German Star Motors, came to our meeting to discuss their plans and answer any concerns the neighborhood might have.

It was the Association's decision to support German Star Motors and John and Pete Cata in their endeavors. They are one of the few businesses in the neighborhood that are concerned with the impacts their business has on surrounding neighbors. They are concerned, not only because their business is here but, also because they live in the neighborhood. These gentlemen have been active members of our neighborhood and we feel they are a great asset to our neighborhood association.

Please give your support to German Star Motors for a much needed storage facility that will house vehicles that must stay at their business overnight. The association does not feel this project will adversely affect the neighborhood in any way. As you know, there are many vandalism problems facing the Gardenland-Northgate neighborhood. We rely on businesses and owners, such as German Star and the Catas for participation and support. Please feel free to contact me should you wish to discuss this matter further.

Sincerely,

*Sandi Morris*

Sandi Morris  
President

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

cc German Star Motors:  
Jarrod Short

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JUL 23 1997

RECEIVED



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~~RIVERPOINT~~  
REALTY

RIVERPOINT REALTY  
1620 W. El Camino Ave. #150  
Sacramento, CA 95833  
Bus. (916) 925-6463  
Fax. (916) 925-7560

June 07, 1997

Honorable Heather Fargo  
City Council - District One  
915 I Street  
Sacramento, CA 95914

Dear Heather:

It has come to my attention that John and Peter Cata of German Star Motors, on Haggin Ave. in the Northgate Boulevard Business District, are planning to attempt to re-zone their adjacent property that they own to Commercial which is consistent with the current and established use of their corner parcel. I feel these business owners, together with their extensive personal residential investment in the area, are an extremely important asset to our community, especially in the Northgate Corridor. In speaking with several merchants and community activists, many of whom are German Star customers, it seems this expansion is not only approved of, it is welcomed!

It is my wish that you can help with any support you can regarding their situation. I hope their commitment to this neighborhood can be rewarded and acknowledged in this process.

Please feel free to call me at my office, 925-6463. I hope all is well.

Respectfully,



Carl Olson

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JUL 23 1997

RECEIVED

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