

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	MONIGHAN & TERRY, ARCHITECTS, 1901 Capitol Avenue, Sac., CA 95814		
OWNER	SHELDON FOOD AND BEVERAGE COMPANY, 2216 16th Street, Sac., CA 95818		
PLANS BY	MONIGHAN & TERRY, ARCHITECTS, 1901 Capitol Avenue, Sac., CA 95814		
FILING DATE	11/18/88	ENVIR. DET. Neg. Dec.	2/23/89
ASSESSOR'S PCL. NO.	237-0292-023	REPORT BY	JP:vf

APPLICATION:

- A. Negative Declaration
- B. Amend General Plan for 0.5+ acres from Medium Density Residential 16-29 du/na to Community Neighborhood Commercial and Offices.
- C. Amend 1984 North Sacramento Community Plan for 0.5+ acres from Residential 11-29 du/na to Retail General Commercial.
- D. Rezone 0.5+ acres from Multi-Family (R-3) to the Limited Commercial (C-1) zone in order to develop a 4,100+ sq. ft. retail commercial complex.

LOCATION:

Southwest corner of Jessie Avenue and Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 3,300+ sq. ft. retail center and 800+ sq. ft. diner on a 0.5+ acre corner lot.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16/29 du/na
1984 North Sacramento Community Plan Designation:	Residential 11-29 du/na
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; SC
South: Church, Vacant; R-3
East : Service Station (under Construction); HC
West : Vacant, Single Family; R-3, R-1

Setbacks:	Required	Provided
Front:	25'	25'
Side(Int):	7.5'	8'
Side(St):	50'	51'
Rear:	15'	15'

Parking Required: Retail Center - 13 spaces
Restaurant - 3 spaces

Parking Provided: 19 spaces
Property Dimensions: Irregular (corner lot)
Property Area: 0.5+ acres

Square Footage of Building: Retail Center - 3,300+ sq. ft.
Diner - 800+ sq. ft.

Height of Building: 1 story, 16+ feet

Exterior Building Materials: Stucco, tile, metal, glass block, tempered glass

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning:

The subject site is a 0.5+ acre vacant corner lot located in the Multi-Family (R-3) zone. Surrounding land uses are: vacant land zoned Shopping Center (SC) to the north; a 1.7+ acre vacant corner lot zoned Limited Commercial (C-1) to the northeast; a service station with convenience market under construction in the General Commercial (C-2) zone to the east; a church in the R-3 zone to the south; and vacant land in the R-3 zone and a single family subdivision in the Standard Single Family (R-1) zone to the west. The site is designated Medium Density Residential (16-29 du/ac) by the General Plan and Residential (11-29 du/ac) by the North Sacramento Community Plan.

B. Applicant's Proposal:

The applicant is requesting a General Plan amendment to Community Neighborhood Commercial and Offices, a North Sacramento Community Plan amendment to Retail General Commercial and a rezoning to the Limited commercial (C-1) zone in order to develop a 4,100+ square foot retail commercial complex on the site (Exhibit A). The development would consist of two buildings, a 3,300+ square foot multi-tenant retail building on the western portion of the site and a 800+ square foot, 10 seat diner on the southern portion of the lot. Nineteen parking spaces would also be located on the site. The exterior of the buildings are Moderne/Art Deco in appearance, with stucco and glass block utilized as the main building materials.

C. Staff Evaluation:

In 1984, as part of the adoption of the North Sacramento Community Plan, the subject site was rezoned from SC to R-3 and the site was designated for multiple family uses. The Community Plan determined that there was an excessive amount of commercially zoned vacant land in the North Sacramento area. Therefore, an objective of the community plan was to restrict commercial strip expansion and encourage concentrated shopping districts. To achieve these objectives, the plan designated the 10 acre parcel at the northwest corner of Jessie Avenue and Norwood Avenue as a future neighborhood shopping center and rezoned approximately 35 acres on Norwood Avenue north of 8-80 (including the subject site) from commercial to residential in order to focus future commercial development on the designated neighborhood shopping center site. The multiple family designation and R-3 zone were appropriate land use designations for the subject site as they were the same designations as the 4.8+ acre church property found to the south and west of the site.

Planning staff finds that the multiple family designation and R-3 zoning are still the appropriate land uses designations for the subject site. Both the northeast and northwest corners of Jessie Avenue and Norwood Avenue which are designated for commercial use are still vacant. In addition, the City Council

recently amended the Community Plan from Highway Commercial to Retail General Commercial for the 3.5± acres on the southeast corner of Jessie Avenue and Norwood Avenue (P88-084). The southern portion of this site is also vacant. The commercial uses that are proposed to be located on the subject site could easily be located on one of these three sites which are already zoned for commercial uses. If the subject site was rezoned for commercial uses, it could potentially delay the development of the much needed 10 acre neighborhood shopping center. Furthermore, the rezoning of the subject site could encourage the owners of the adjacent church property, part of which is currently undeveloped, to apply for a rezoning to commercial. This would be contrary to the Community Plan policy to restrict commercial strip expansion. The subject site, when combined with all or a portion of the adjacent church property, continues to provide a viable multiple family residential site for the North Sacramento area. Planning staff, therefore, recommends denial of the applicant's request.

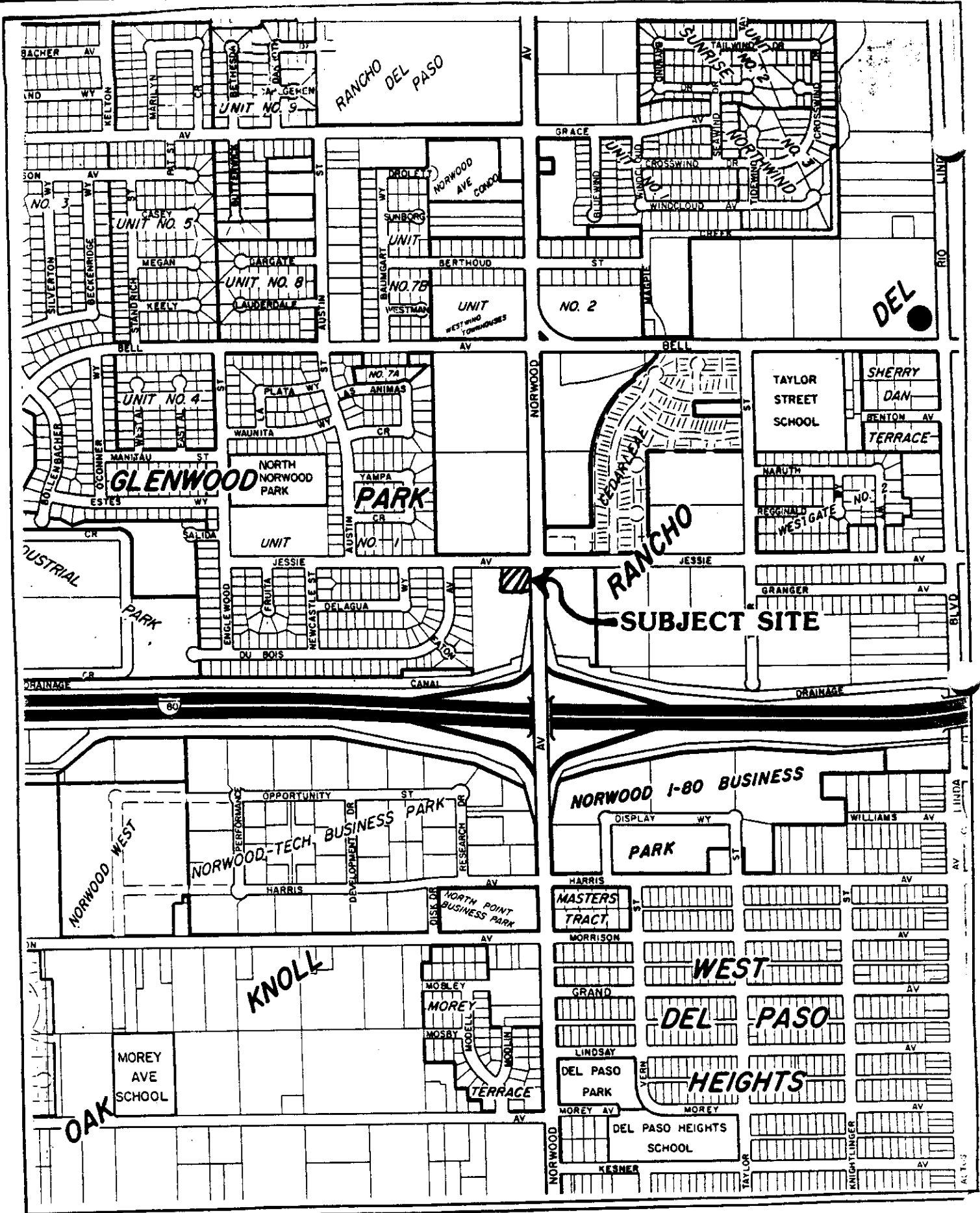
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measure into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

Prior to the issuance of a building permit, the applicant shall pay a pro-rata fair share amount to the City of Sacramento for the installation of a traffic signal at the intersection of Norwood Avenue and Jessie Avenue. Evidence of such payment shall be submitted to the Environmental Coordinator.

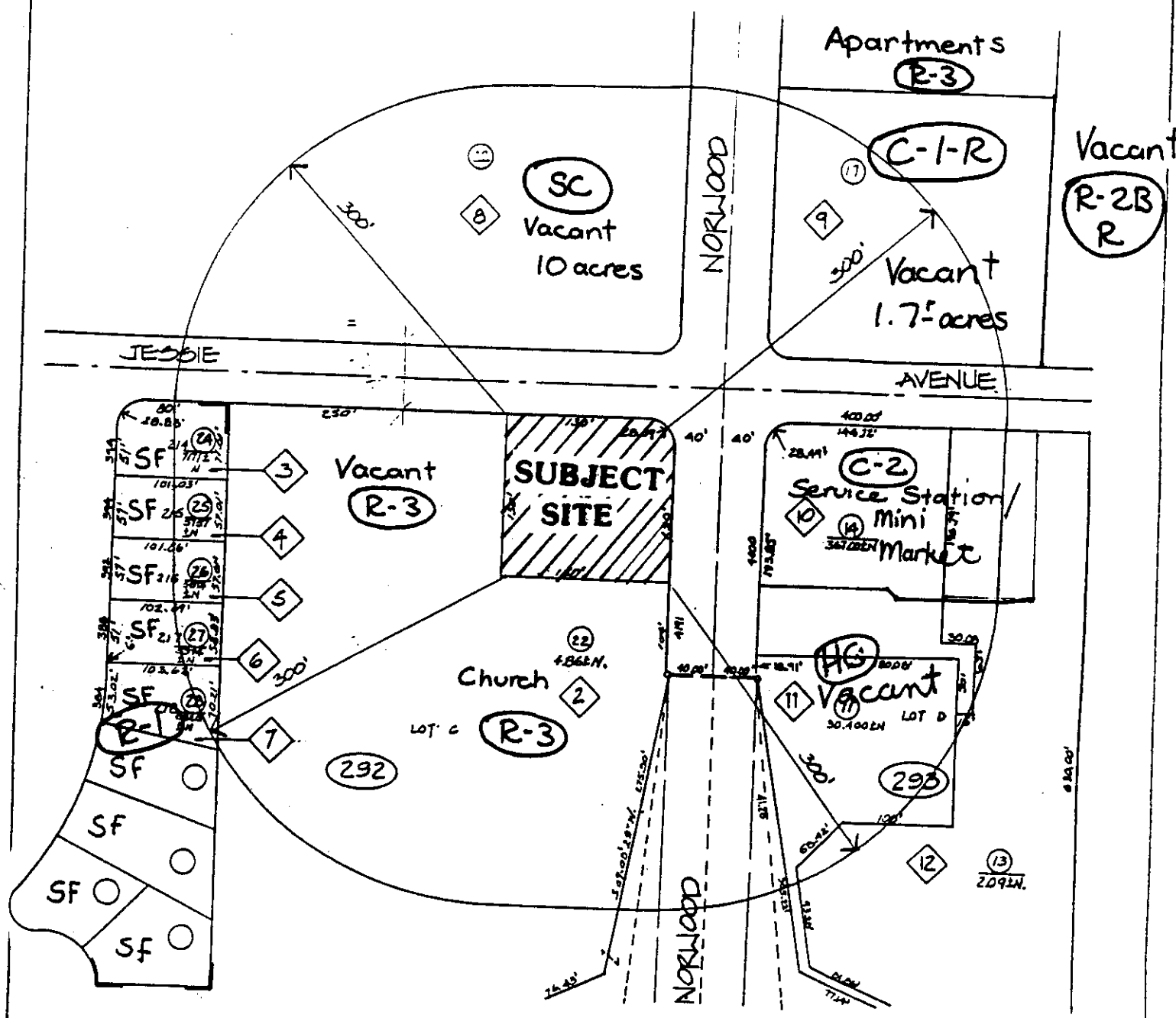
Non-compliance with, or deletion of any of the above mitigation measure by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Recommend denial of the General Plan Amendment from Medium Density Residential 16-29 du/na to Community Neighborhood Commercial and Offices and forward to City Council;
- C. Recommend denial of the 1984 North Sacramento Community Plan Amendment from Residential 11-29 du/na to Retail General Commercial and forward to City Council; and
- D. Recommend denial of the rezone from Multi-Family (R-3) to Limited Commercial (C-1) zone and forward to City Council.



VICINITY MAP



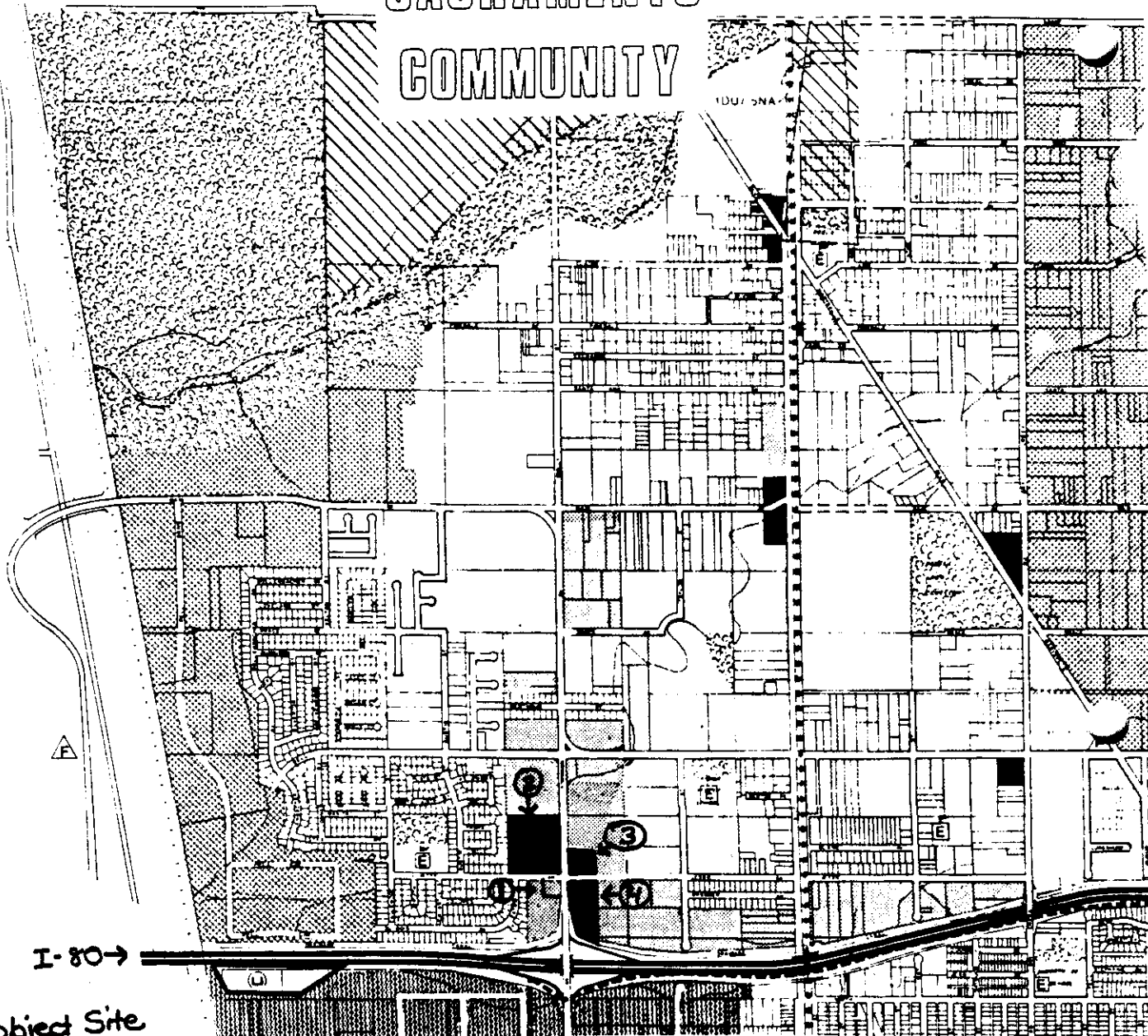
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









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LAND USE & ZONING MAP

NORTH SACRAMENTO COMMUNITY



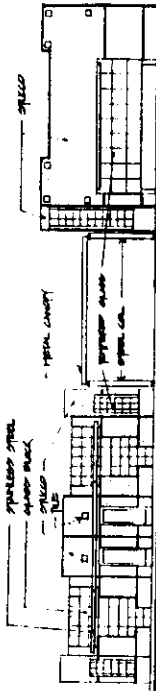
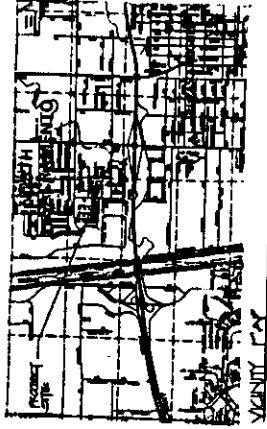
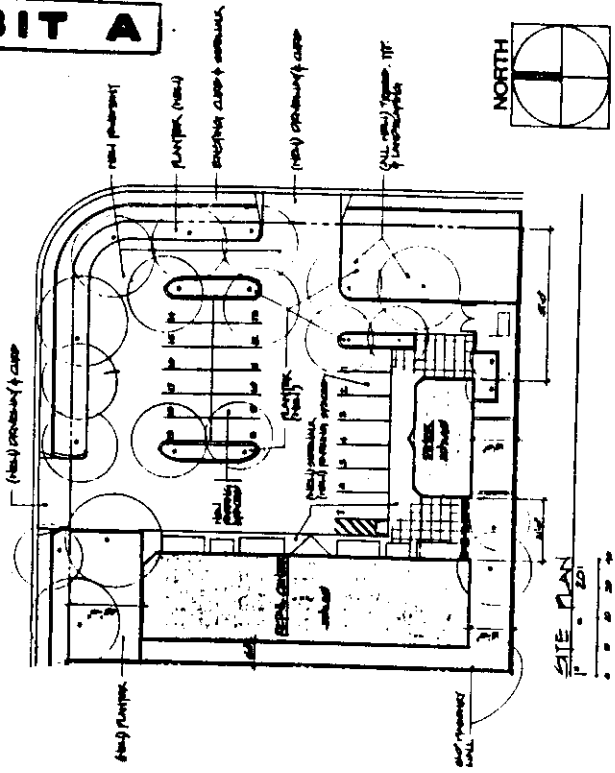
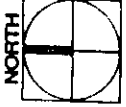
- ① Subject Site
 - ② 10 acre site designated for neighborhood shopping center
 - ③ 1.7¹/₂ vacant acres zoned C-1-R
 - ④ Community Plan recently amended from Highway Commercial to Retail General Commercial Service Station/Mini-Market north part of site; southern part of site vacant
- P89-012

	- RURAL ESTATES RESIDENTIAL IDU 5-4NA'		- HIGHWAY COMMERCIAL
	- RESIDENTIAL 4-8 DU NA'		- RETAIL-GENERAL COMMERCIAL
	- RESIDENTIAL 7-15 DU NA'		- OFFICE
	- RESIDENTIAL 11-21 DU NA'		- LABOR INTENSIVE
	- RESIDENTIAL 11-29 DU NA'		- INDUSTRIAL

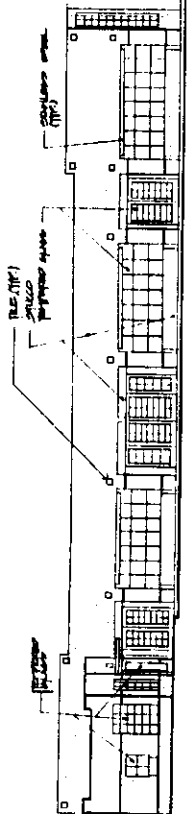
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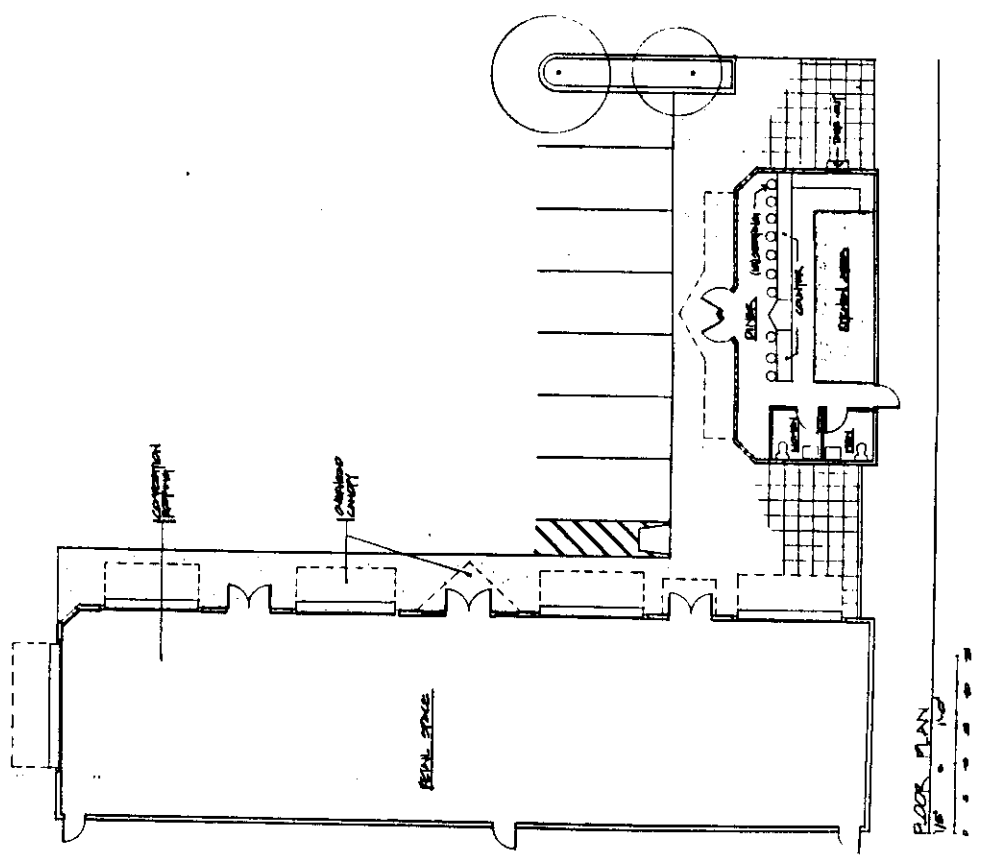
EXHIBIT A



SOUTH ELEVATION
 1/8" = 20'



WEST ELEVATION
 1/8" = 20'



FLOOR PLAN
 1/8" = 20'

