



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
OCT 9 1980

27

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 9, 1980

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Appeal of Environmental Coordinator's decision to file a Negative Declaration on a Special Permit to utilize 0.4+ acre in the R-1 Zone with four existing residences (to be removed) for a parking lot in conjunction with a proposed 6,860 square foot medical office building in the General Commercial C-2 Zone (P-9161)

LOCATION: Southwest corner of 51st and J Streets

SUMMARY

The proposed medical office building project is on a 0.8 acre site in the East Sacramento Community Plan area. The current request is to merge six existing parcels into one lot and to acquire a Special Permit to allow parking on the R-1 zoned portion of the project site. The Negative Declaration on the Special Permit is the subject of the appeal.

The Environmental Coordinator prepared an Initial Study and found the project to have no significant adverse environmental impacts. A Negative Declaration with mitigation measures was filed on the Tentative Map and Special Permit requests. Prior to Planning Commission action on the project, an appeal of the Special Permit's Negative Declaration was filed based on the fact that the neighborhood would be seriously adversely affected by the removal of four homes and the increase of traffic, noise, and parking problems. Staff recommends that the appeal be denied.

BACKGROUND INFORMATION

The proposed project is a medical office building intended for use by specialists in ear, nose, and throat treatment. The project site is evenly divided in two zones, General Commercial C-2 on the north and Single Family Residential R-1 on the south. The office buildings will be developed on the C-2 zoned portion of the site in two phases, each phase consisting of a building containing 6,860 and 6,500 square feet respectively. The total building space will be 13,360 square feet. Most of the required parking

spaces for both buildings will be constructed during the first phase. The second office building phase is proposed on property presently occupied by a restaurant. The second phase parking addition will require a subsequent Special Permit application. The installation of parking spaces will necessitate the removal of four existing single family residential dwelling units. When the second phase of the project is completed, the building space to parking space ratio will be consistent with the requirements of the Zoning Ordinance.

The Environmental Coordinator, on September 15, 1980, filed a Negative Declaration with mitigation measures to orient the building to be least obtrusive to the existing residential neighborhood; landscaping and fencing should be installed to provide adequate screening to adjacent residential uses; offer for sale and relocation the four existing houses; vehicular access should be located to discourage traffic through residential side streets. The Negative Declaration determination on the project is in accordance with State EIR Guidelines, Section 15083 which states:

"A Negative Declaration shall be prepared for a project which could potentially have a significant effect on the environment, but which the lead agency finds on the basis of an Initial Study will not have a significant effect on the environment."

The Appeal and Staff's Responses to the Points of the Appeal:

- 1. Appeal: Increase traffic, noise, emissions, and traffic hazards.

Response: The following is a project site traffic generation analysis with land use trip generation factors based on Caltran's "Progress Report on Trip Ends Generation Research Counts," 1976.

Existing

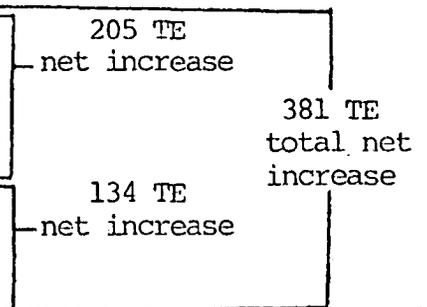
4 Single Family @10TE = 40 TE/day
8 restaurant employees @14TE = 112 TE/day
Existing Total = 152 TE/day

Phase I

7 doctors @41TE = 287 TE/day
8 restaurant employees @14TE = 112 TE/day
Phase I Total = 399 TE/day

Phase II

13 doctors @41TE = 533 TE/day
Phase II Total = 533 TE/day



When both phases of the project are completed, this generation for the medical office building would amount to a net increase of 381 trip ends per day in the vicinity of 51st and J Streets. The City Traffic Engineering Division indicated that the average daily traffic on J Street between 50th and 51st Streets was 11,550 vehicles per day in 1976. The increase of 381 trip ends per day generated by this project will amount to a 3.3 percent increase over existing traffic volume estimates. This 3.3 percent increase in traffic volume will not exceed the capacity of J Street and constitutes an insignificant cumulative increase in traffic.

Allowed Alternative Office buildings and parking lots are allowed in C-2 zones. Consequently, a comparative alternative would be to develop the C-2 portion which is equivalent to Phase I development and retain the four residential dwellings. This alternative would include the removal of the restaurant and generate a net total increase over the existing condition of 175 TE/day. This amounts to a 1.5 percent increase over the existing traffic volume which also constitutes an insignificant cumulative increase.

4 Single Family @10TE	=	40 TE/day	
7 doctors @41TE	=	287 TE/day	
- restaurant	=	-112 TE/day	175 TE Net Increase
Alternative Total	=	215 TE/day	

The traffic generation figure for the analysis was based on the worst case situation whereby all the doctors would be at their offices simultaneously. In addition, staff's spatial allocation factor (1 doctor/1000 square feet) may assume more doctors than the facility would actually accommodate. Consequently, the number of trip ends may actually be lower than is projected in this report.

2. Appeal: Increased parking problem.

Response: The project will increase demand for parking. However, this demand for parking will be provided for as a part of the project in accordance with requirements set forth in the Zoning Ordinance. The Planning Department has found that medical office buildings sometimes generate parking demand which exceeds the parking ratio required in the Zoning Ordinance. The parking demand may be mitigated because not all the doctors are expected to have concurrent office hours. Therefore, any additional parking demand is not projected to be significant.

3. Appeal: Removal of existing homes and dislocation of people.

Response: The proposal will affect existing housing by removing four existing homes on the southern portion of the project site. The Housing Element of the City General Plan encourages the preservation of existing housing. Therefore,

a mitigation measure has been proposed whereby the houses would have to be offered for sale and relocation rather than being demolished. The City Building Division has determined that the houses are structurally sound to withstand relocation. The relocation of these houses to other available lots within the City is consistent with the General Plan policy to prevent the loss of sound housing stock. This relocation would not displace a significant number of people because only one of the four houses is occupied.

4. Appeal: Alter planned use of the area, aesthetic effect, disrupt physical arrangement of the community, change character of immediate area.

Response: The proposed project will alter the intended land use of only 0.4 acre. This small deviation from the community plan designation does not constitute a significant impact. The Zoning Ordinance provides, through the Special Permit process, accessory use (i.e. parking) on more restrictively zoned land when in conjunction with more intense land uses. The physical arrangement of the community will be disrupted only to a very minor effect because only those residents in the immediate vicinity of the project site will experience a detectable change. Any visual intrusion to the immediate neighborhood can be substantially mitigated through proper building orientation and use of landscaping and fencing to provide screening.

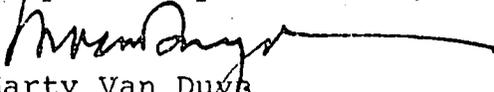
Attached to this report for the Council's information are:

- Exhibit A - Project Site Plan
- Exhibit B - Zoning Map of Area
- Exhibit C - Existing Land Use Map
- Exhibit D - Negative Declaration
- Exhibit E - Appeal
- Exhibit F - Letter submitted by appellant on the project prior to appeal.

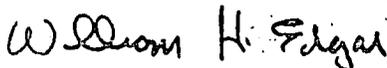
RECOMMENDATION

The staff recommends that the City Council deny the appeal and adopt the attached Findings of Fact.

Respectfully submitted,


Marty Van Dux
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipe, City Manager

MVD:JH:jm
Attachments
P-9161

October 14, 1980
District No. 3

In the matter of an appeal by George R. McWilliam of the Environmental Coordinator's decision to file a Negative Declaration with mitigation measures on the Special Permit to utilize 0.4+ acre with four residences to be removed in the R-1 Zone for a parking lot in conjunction with a proposed 6,860+ square foot medical office building located on the southwest corner of 51st and J Streets P-9161

NOTICE OF DETERMINATION AND FINDINGS OF FACT

The City Council, having held a public hearing on October 14, 1980 and having reviewed and considered the oral and written evidence presented and received at said hearing, the Initial Study, and City staff report, hereby denies the appeal, affirms and approves the Negative Declaration, and finds as follows:

- 1. The Initial Study is adequate and complete and in compliance with provisions of the California Environmental Quality Act, the State EIR Guidelines, and Sacramento City Environmental procedures.
2. The Initial Study did not identify any significant adverse environmental effects on the street system, noise, air quality, or aesthetic character to the neighborhood that may result from the mitigated project.
3. The proposed project is consistent with the overall policies, goals, and objectives of the 1974 General Plan, 1963 East Sacramento Community Plan, and the Comprehensive Zoning Ordinance of the City of Sacramento.

Signature of Douglas N. Ryan, Vice Mayor

ATTEST:

Signature of Anne Mason, City Clerk

P-9161

In the matter of an appeal by George R. McWilliam of the Environmental Coordinator's decision to file a Negative Declaration with mitigation measures on the Special Permit to utilize 0.4+ acre with four residences (to be removed) in the R-1 Zone for a parking lot in conjunction with a proposed 6,860+ square foot medical office building located on the southwest corner of 51st and J Streets P-9161

NOTICE OF DETERMINATION
AND
FINDINGS OF FACT

The City Council, having held a public hearing on October 14, 1980 and having reviewed and considered the oral and written evidence presented and received at said hearing, the Initial Study, and City staff report, hereby denies the appeal, affirms and approves the Negative Declaration, and finds as follows:

1. The Initial Study is adequate and complete and in compliance with provisions of the California Environmental Quality Act, the State EIR Guidelines, and Sacramento City Environmental procedures.
2. The Initial Study did not identify any significant adverse environmental effects on the street system, noise, air quality, or aesthetic character to the neighborhood that may result from the mitigated project.
3. The proposed project is consistent with the overall policies, goals, and objectives of the 1974 General Plan, 1963 East Sacramento Community Plan, and the Comprehensive Zoning Ordinance of the City of Sacramento.

MAYOR

ATTEST:

CITY CLERK

P-9161

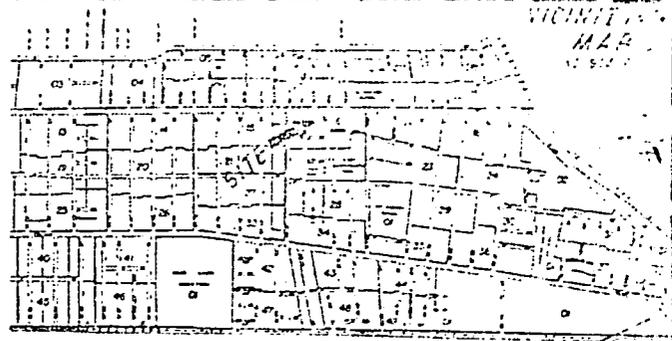
APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

1916A

VICINITY MAP
11-5517



75'

75'

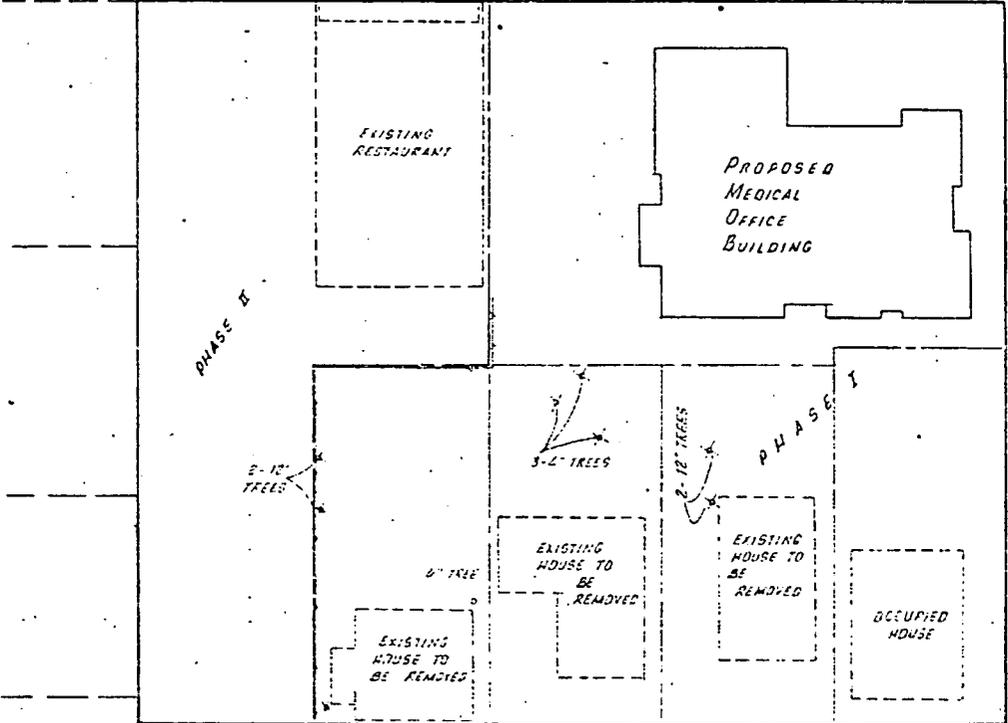
J

ST.

P.P.



SCALE - 1" = 20'



ST.

51 st

APN:	00-162-04,05,06,07,21 & 22
OWNER:	ACTIVIST OWNERS 4014 DOVER STREET SACRAMENTO, CALIF. 95819 THE SACRAMENTO OWNERS GROUP 1100 J STREET SACRAMENTO, CALIF. 95819
DEVELOPER:	SACRAMENTO ASSOCIATES 1015 10th STREET, SUITE 100 SACRAMENTO, CALIF. 95811
ENGINEER:	FROST & BAKER, INC. 7932 SUNSET AVENUE, SUITE B FAIR OAKS, CALIF. 95628
CURRENT ZONING:	O E 1-2
PROPOSED ZONING:	
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL BUILDING
PROPOSED STORY:	2-3 STORIES

NOT EXISTING TREES TO BE REMOVED

TENTATIVE MAP FOR:
SACRAMENTO EAR, NOSE & THROAT BUILDING
APN: 8-162-04,05,06,07,21 & 22

CITY OF SACRAMENTO CALIFORNIA

AUG 1980

F&B Engineering - Surveying - Planning
FROST AND BAKER, INC.
7932 Sunset Avenue, Suite B
Fair Oaks, California 95628 (916) 566-8511

EXHIBIT A

P9161

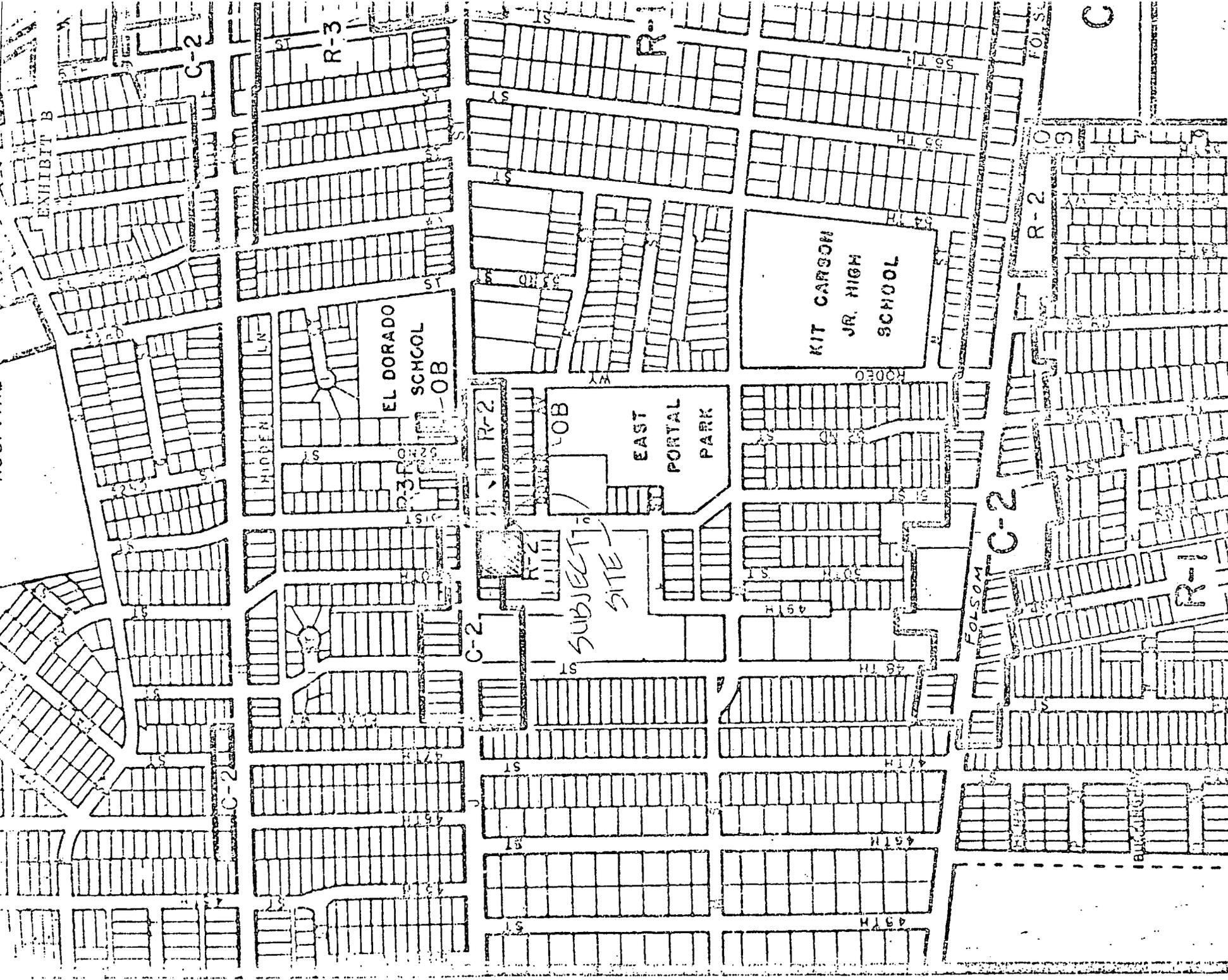


EXHIBIT B

C-2

R-3

R-1

FOLSOM

R-2

FOLSOM

R-2

FOLSOM

C-2

FOLSOM

R-1

FOLSOM

R-1

FOLSOM

R-1

EL DORADO
SCHOL-OB

KIT CARSON
JR. HIGH
SCHOOL

EAST
PORTAL
PARK

SUBJECT
SITE

HIDDEN LN

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1916

SEPT. 25. 20

N

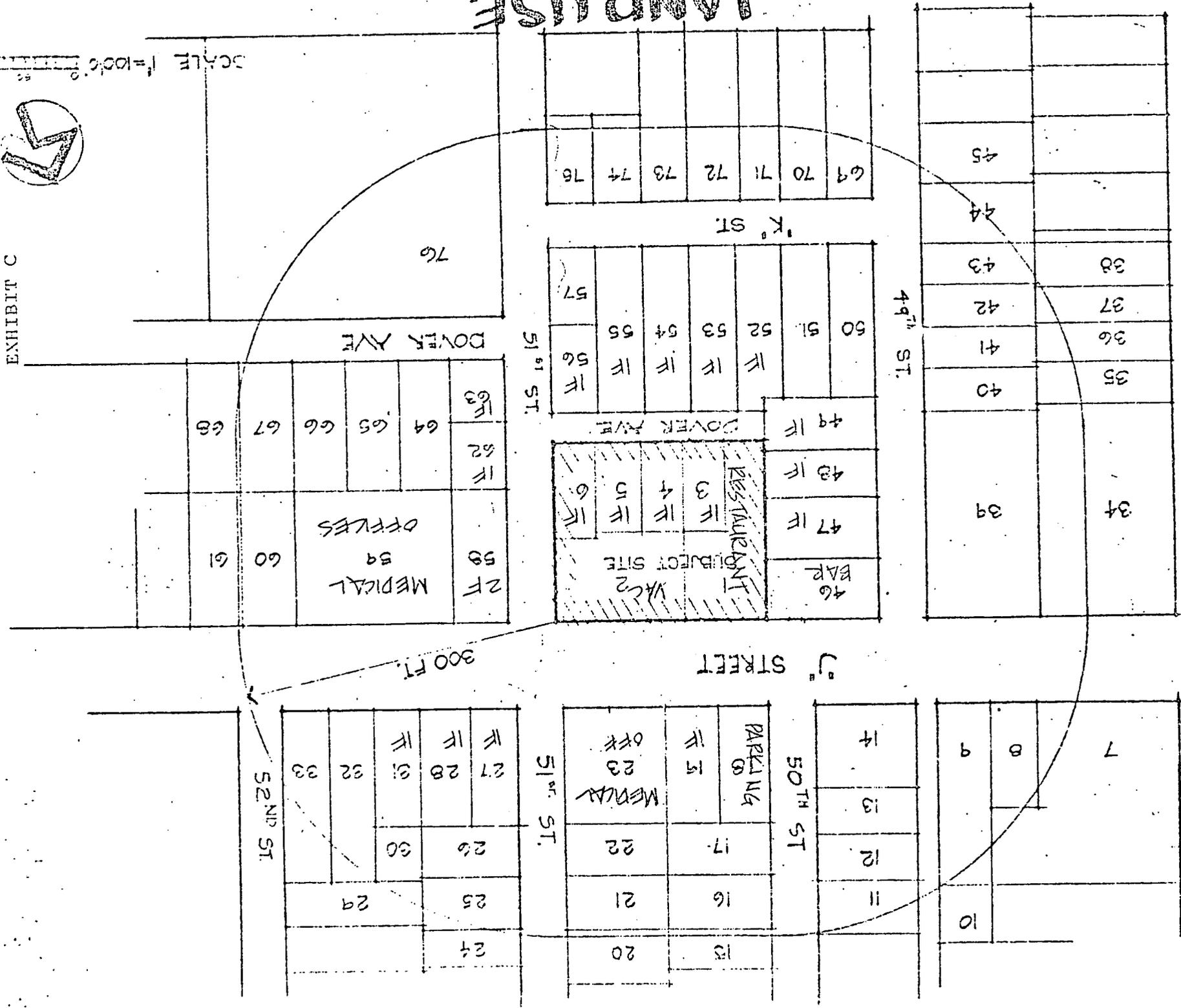
ITEM NO. 16

LAND USE



EXHIBIT C

SCALE 1"=100' 0"





NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

P-9161 Tentative Map to combine 6 existing parcels in the Single Family R-1 and General Commercial C-2 zones into 1 parcel totaling 0.8+ ac. Special Permit to utilize 0.3+ ac with 4 existing single family units (to be removed) in the Single Family R-1 zone for a parking lot in conjunction with a 6,850+ sq. ft. medical office building to be constructed on 0.5+ ac with an existing restaurant in the C-2 General Commercial zone. Loc: SW cor of 51st & J Sts. APN: 008-162-04,05,06,07,21,22.

The City of Sacramento Planning Department has reviewed the proposed project and determined that the project will not have a significant affect on the environment. This conclusion is based on information contained in the attached Initial Study.

The following mitigation measures have been included in the project to avoid potentially significant effects:

1. The proposed office complex shall be oriented in such a manner as to be least obtrusive to the existing residential neighborhood as possible. Landscaping and fencing shall be installed to provide adequate screening from adjacent residential uses.
2. The four existing houses on the project site shall be offered for sale and relocation. No demolition permit shall be issued for the four houses. Each house must be relocated to other available lots prior to the issuance of the building permit for the office complex.
3. The ingress and egress point for the project site shall be placed at a point which will discourage traffic through the residential side streets. This access point shall be determined by the City Traffic Engineer.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083. of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the Sacramento City Planning Department, 725 "J" Street, Sacramento, CA 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By C. Carstens

SEP 15 4 04 PM '80

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

9161



CITY OF SACRAMENTO

Planning Department
725 J Street
Sacramento, CA 95814
Tel. 916 - 449-5604

INITIAL STUDY

BACKGROUND

- 1. Name of Proponent: WALTER KOHNER
2. Address and Phone Number of Proponent: 1515 RIVER PARK DR. SUITE 200 SACRAMENTO, CA 95815
3. Date of Checklist Submitted: 15 SEPT 80
4. Agency Requiring Checklist: Sacramento City Plan. Dept.
5. Name of Proposal, if applicable: P-9161

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" are provided)

Table with 3 columns: YES, MAYBE, NO. Contains environmental impact questions under 'Earth' and 'Air' categories.

Table with 3 columns: YES, MAYBE, NO. Contains environmental impact questions under 'Water', 'Plant Life', and 'Animal Life' categories.

	YES	MAYBE	NO
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	/
d. Deterioration to existing fish or wildlife habitat?	—	—	/
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	—	—	/
b. Exposure of people to severe noise levels?	—	—	/
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	—	/
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	/	—	—
9. <u>Natural Resources</u> . Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	/
b. Substantial depletion of any nonrenewable natural resource?	—	—	/
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	/
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population?	—	—	/
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	/	—	—
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	/	—
b. Effects on existing parking facilities, or demand for new parking?	/	—	—
c. Substantial impact upon existing transportation systems?	—	—	/
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	/

2/4

	YES	MAYBE	NO
e. Alterations to waterborne, rail or air traffic?	—	—	/
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	/
14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	—	/
b. Police protection?	—	—	/
c. Schools?	—	—	/
d. Parks or other recreational facilities?	—	—	/
e. Maintenance of public facilities, including roads?	—	—	/
f. Other governmental services?	—	—	/
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	/
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	/
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	—	—	/
b. Communications systems?	—	—	/
c. Water?	—	—	/
d. Sewer or septic tanks?	—	—	/
e. Storm water drainage?	—	—	/
f. Solid waste and disposal?	—	—	/
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	/
b. Exposure of people to potential health hazards?	—	—	/

	YES	MAYBE	NO
18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	—	/
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	/
20. <u>Archaeological/Historical</u> . Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?	—	—	/
21. <u>Mandatory Findings of Significance</u> .			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	/
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	—	—	/
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	—	—	/
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	/

DISCUSSION OF ENVIRONMENTAL EVALUATION

The applicant's Environmental Questionnaire is attached as supplemental information.

SEE ATTACHED SHEET FOR DISCUSSION

DETERMINATION

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

15 SEPT 80

(Signature)

DISCUSSION OF ENVIRONMENTAL EVALUATION

- 8) The proposal will alter the present land use on a portion of the project site which is currently in residential use. The proposed change in land use (residential to parking lot) may negatively impact the residential character of the existing neighborhood. Only the "no project" alternative will completely mitigate this impact. The potentially intrusive nature of the office complex may be partially mitigated through proper building orientation and the use of landscaping and fencing to provide screening from the adjacent residential uses.
- 12) The proposal will affect existing housing by removing four existing homes on the southern portion of the project site. The Housing Element of the City General Plan encourages the preservation of existing housing. The City Preservation Director has inspected the houses and has determined that they have no historical architectural merits but suggests that the houses be offered for sale and relocation. The City Building Division has inspected the houses for structural soundness and finds the houses sound enough to withstand relocation. The relocation of these houses to other available lots would be consistent with the General Plan policy to prevent the loss of sound housing stock.
- 13a) This project may generate additional vehicular movement through the adjacent residential areas. However, this impact may be substantially mitigated by placing the ingress and egress point on J Street where traffic would be encouraged to remain on J Street and discouraged from utilizing the residential side streets.
- 13b) The office complex will provide new parking for its own use in accordance with the City's requirements. Therefore, the project will not affect existing parking nor will it create a demand for additional parking.

REFERENCES

- Sacramento City General Plan and EIR, 1974
Sacramento City Zoning Ordinance, November 1978
Sacramento City Floodplain Ordinance, 1978
Sacramento City American River Parkway Plan, 1975
Sacramento City Bikeway Plan and EIR, 1976
Sacramento River Parkway Plan, 1975
SRAPC Regional Land Use Plan 2001, 1976
SRAPC Regional Energy Conservation Plan, 1977
SRAPC Regional Transportation Plan, 1977
SRAPC Air Quality Maintenance Plan, 1978
Sacramento Central City 1990 Comprehensive Plan EIR, 1977
Sacramento South Pocket Specific Plan and EIR, 1977
Sacramento South Natomas Community Plan and EIR, 1978
Sacramento Delta Shores PUD EIR, 1979
Sacramento Old City- A Preservation Program, 1977
Seven Lakes PUD Negative Declaration, 1977
Capitol Park Project EIR, 1974
Commercial Development in the Point West PUD (Woolco) EIR, 1977
Discovery Oaks Residential Development Negative Declaration, 1977
Johnston Industrial Park Unit #4 EIR, 1976
Meadow Gate I and II EIR, 1974
Norwood/ I-880 Industrial Park EIR, 1975
River City Commons Negative Declaration, 1977
Tsakopoulos Borrow Operation Draft EIR, 1976
Tsakopoulos Mobile Home Park EIR, 1975
University Park Negative Declaration, 1979
- Sacramento County Environmental Studies: Methods for Environmental Management, Vol I; Sacramento County's Physical Environment, Vol. II, 1972
- At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- Soils of Sacramento County, CA. Walter Weir, Divisions of Soils, U.C. Berkeley, 1950
- Eleventh Progress Report on Trip Ends Generation Research Counts, California Department of Transportation, 1976



CITY OF SACRAMENTO

Planning Department
915 "I" St., Rm. 308
Sacramento, CA 95814
Tel. 916 - 449-5604

ENVIRONMENTAL QUESTIONNAIRE
FOR TENT. MAP

This document is part of an Initial Study that will facilitate environmental assessment by identifying potentially adverse environmental impacts and analyzing proposed mitigation measures that may reduce significant environmental impacts. More definitive and factual information will assist the Planning Department in evaluating the project's impacts. Additional information may be required to complete an Initial Study.

FOR OFFICE USE ONLY

CPC No. P9161 Rec'd. by [signature] On 8/25/80 CPC Hearing Date 9/25/80
[] Gen. Plan (Exist) Amend to: Commercial + Office [] Special Permit
[] Comm. Plan (Exist) Amend to: Single-Family Residential [] Variance
[] Rezone [] Subdivision Modification
[] Tentative Map
[] Other

* PLEASE PRINT OR TYPE *

PROJECT PROPOSAL: Medical office building with parking; building located in C-2 zone;

Parking in R-1 zone

PROJECT ADDRESS: 51st and J Street (SW Corner)

Assessor's Parcel No. 8-162-4, 5, 6, 7, 21, 22

OWNER: See attached list for Owners of Record.

Telephone

Mailing Address:

City (Zip Code)

APPLICANT/AGENT: Walter W. Rohrer, Carissimi-Rohrer Associates

920-2929

Telephone

Mailing Address: 1515 River Park Drive, Suite 200, Sacramento, CA 95815

City (Zip Code)

USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN ANY OF THE FOLLOWING:

I. Existing Conditions:

- A. Project Land Area (sq. ft. or acres) 33,600 s.f.
B. Project Parcel: Present Zoning C-2/R-1 Proposed Same
C. Project Site Land Use: Undeveloped (vacant) x Developed x
If developed, briefly describe extent (type & use of structures: photograph acceptable) Developed portion: R-1 zone at Dover Street, Single family residential
D. Existing surrounding land uses & zoning within 300 feet (type, intensity, height, setback)

Table with 2 columns: Land Use and Zoning. Rows include North, South, East, West with descriptions of land use and corresponding zoning codes.

Rev. 5/78

9161

II. A. Slope of Property: * Flat or Sloping Rolling
 Hilly Steep
*Submit contour map, or show contours on site plan.

B. Are there any natural or man-made drainage channels through or adjacent to the property: NO. If yes, show on site plan and explain: _____

C. Describe changes in site contours resulting from site grading plans: MINIMAL

D. Type and amount of soil to be moved: NONE
Location moved to or from: _____

III. A. Number, location and type of existing trees on project parcel (show on site plan) SEE PLAN

B. Number, size, type, and location of trees being removed (show on site plan) SEE PLAN

IV. A. Number and type of structures to be removed as a result of the project: ** SEE PLAN - 4 houses to be removed

B. Are any structures occupied? Yes 1. If yes, how many 1

C. If residential units are being removed, indicate number of dwelling units included: 4 units
** Show all structures on site plan by type, and whether occupied. Also indicate those to be removed.

V. A. Will the project require the extension of or new municipal services: i.e.,
Water No x Yes _____ City/County Health No x Yes _____
Sewer No x Yes _____ Police No x Yes _____
Drainage No x Yes _____ Fire No x Yes _____
Parks No x Yes _____ School No x Yes _____
Waste Removal No x Yes _____

B. If any of the above are "yes", then submit report detailing how adequate capacity will be achieved. If "no", then submit clearance memo from appropriate agency/department (use copies of attached form)¹.

VI. Project Characteristics

A. Building size (in sq. ft.) 6,860 s.f. gross

B. Building height 29 ft. max; (34 ft. at tower over elevator)

C. Building site plan: (1) building coverage 16 %
(2) landscaped area 27 %
(Phase I Only) (3) surfaced area 57 %
Total..... 100%

D. Exterior Building colors 2 Earth Tones

E. Exterior Building materials 2 Cement Plaster, Wood Trim, Shake Roof, Bronze Glass, Bronze anodized frames.

¹If waiver form is signed, clearance(s) from agency/department is not necessary for "no" answers at this time.
²Must also be shown on submitted plans.

- F. 1. Proposed construction starting date Spring, 1981
 estimated completion date Spring, 1982
2. Construction phasing (if the project is a component of an overall larger project, describe the future phases or extension. Show all phases on site plan). Phase II may include Parcel 21 - See Plan
- G. Total number of parking spaces required 17 Provided 27
- H. What type of exterior lighting is proposed for the project (height, intensity): Building area: Incandescent soffit Lights (+9°) recessed
 Parking area: incand. (+10°) pole mtd. sphere
- I. Estimate the total construction cost for the project \$450,000

VII. Residential Project - ONLY!

Total Dwelling Units _____

Total Lots _____

- A. Number of dwelling units:
 Single family _____ Two Family _____
 Multiple family _____ Condominium _____
- B. Number of dwelling units with:
 One bedroom _____ Two bedrooms _____
 Three bedrooms _____ Four or More Bedrooms _____
- C. Approximate price range of units: \$ _____ to \$ _____
- D. Number of units for Sale _____ Rent _____

VIII. Commercial, Industrial, Institutional, or other project (if project is only residential, do not answer this section).

- A. Type of use(s) Medical Office Building
 Oriented to: Regional _____ City X Neighborhood X
- B. Hours of operation 8:00 - 5:00 Monday - Friday
- C. If fixed seats involved, how many ---
- D. If assembly area without fixed seats, state designed capacity:
 Sq. Ft. of sales area ----
 Describe loading facilities ----
- E. Total number of employees Approximately 5 - 8
- F. Anticipated number of employees per shift 5 - 8
- G. Community benefits derived from the project Improved aesthetics; convenient location of medical offices; additional medical office space to meet demands.

- IX. A. Why is the project justified now rather than reserving the option for other alternatives in the future? (e.g. economic condition, community demand) Existing demand for additional medical office space.
- _____
- _____

- B. Objectives of proposed project. To help fill demand described above. To provide office space for applicant's business.
- _____
- _____

C. If this project is part of another project for which a Negative Declaration of EIR has been prepared, reference the document below (include date and project number if applicable).

N/A

D. List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone No.</u>
Architectural Review	Planning	725 J Street		449-5604

In regard to the following questions:	No	Yes	If yes, discuss degree of effect
4. Will the Project:			
1. Be located in or near an environmental or critical concern area (i.e. American or Sacramento River; scenic corridor; gravel deposits or pits; drainage canal, slough or ditch; existing or planned parks, lakes, airports)?	X		
2. Directly or indirectly disrupt or alter an archaeological site over 200 years old; an historic site, building, object or structure?.....	X		
3. Displace, compact, or cover soils?.....	X		
4. Be developed upon fill or unstable soils?.	X		
5. Reduce "prime" agricultural acreage?.....	X		
6. Affect unique, rare or endangered species of animal or plant?.....	X		
7. Interfere with the movement of any resident or migratory fish or wildlife species (e.g. birds, anadromous fish, etc.?.....	X		
8. Change the diversity of species, change the number of any species or reduce habitat of species (e.g. fish, wildlife or plants)?...	X		
9. Modify or destroy any unique natural features (e.g. mature trees, riparian habitat)?	X		
10. Expose people or structures to geologic hazards (e.g. earthquakes, ground failures or similar hazards)?	X		
11. Alter air movement, moisture, temperature, or change climate either locally or regionally?	X		
12. Cause flooding, erosion or siltation which may modify a river, stream or lake?	X		
13. Change surface water movement by altering the course or flow of flood waters?	X		
14. Alter existing drainage patterns, absorption rate or rate and amount of surface water runoff?	X		
15. Alter surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	X		
16. Interfere with an aquifer by changing the direction, rate, or flow of groundwater? ..	X		

V. A. Will the Project: (contd.)

	No	Yes	If yes, discuss degree of effect
17. Encourage activities which result in the increased consumption of water or use of water in a wasteful manner?	X		
18. Contribute emissions that may violate existing or projected ambient air quality standards?	X		
19. Expose sensitive receptors (children, elderly, schools, hospitals) to air or noise pollutants?	X		
20. Increase the existing noise levels (traffic or mechanical) or adversely impact adjacent areas with noise?.....	X		
21. Generate additional vehicular traffic beyond the existing street capacity thus creating a traffic hazard or congestion on the immediate street system, or alter present circulation patterns?	X		
22. Increase traffic hazards to motor vehicles, bicyclists or pedestrians?.....	X		
23. Affect existing parking facilities or generate demand for additional parking?....	X		
24. Affect existing housing or generate a demand for additional housing?.....		X	Minimal: 3 of 4 houses to be removed are vacant
25. Induce substantial growth or alter the location distribution, density or growth rate of the human population of an area?	X		
26. Result in the dislocation of people?....	X		
27. Result in a substantial alteration of the present or planned land use of an area?.	X		
28. Increase demand for municipal services (police, fire, solid waste disposal, schools, parks, recreation, libraries, water, mass transit, communications, etc.	X		
29. Require the extension or modification of water, storm drainage or sewer line/plant capacity to serve the project at adequate service levels?	X		
30. Produce significant amounts of solid waste or litter?	X		
31. Violate adopted national, state, or local standards relating to solid waste or litter control?	X		

	No	Yes	degree of eff.
32. Involve the use, storage or disposal of potentially hazardous material such as toxic, flammable, or explosive substances, pesticides, chemicals or radioactive materials?	X		
33. Encourage activities which result in the use of large amounts of fuel or energy, use fuel or energy in a wasteful manner, or substantially increase consumption (of electricity, oil, natural gas)?.....	X		
34. Increase the demand upon existing energy distribution network (SMUD, PG&E)?	X		
35. Obstruct a scenic view open to the public or create an aesthetically offensive site open to public view?	X		
36. Have substantially, demonstrable negative aesthetic effect?	X		
37. Disrupt or divide the physical arrangement of an established community?	X		
38. Have any significant impact upon the existing character of the immediate area(i.e. scale, patterns, impair integrity of neighborhoods, etc.	X		
39. Have any detrimental effect on adjoining areas or neighboring communities during an/or after construction?	X		
40. Generate dust, ash, smoke fumes, or create objectionable odors in the project's vicinity?	X		
41. Produce glare or direct light where it is not intended?	X		
42. Expose people to or create any health hazard or potential health hazard (excluding mental health)?	X		
43. Affect the use of or access to existing or proposed recreational area or navigable stream?	X		
44. Conflict with recorded public easements for access through or use of property with in this project?	X		
45. Result in an impact upon the quality or quantity of existing recreational opportunities?	X		
46. Conflict with established recreational, educational, religious or scientific uses of the area?	X		

X. A. Will the Project: (Contd)

	No	Yes	If yes, disc degree of a
47. Generate public controversy?	X		
48. Conflict with adopted plans and environmental goals of the City (i.e. general, specific, community plans or elements? .	X		
49. Have the potential to degrade the quality of the environment (i.e. land, air, water, plants, animals)?	X		
50. Achieve short-term environmental goals to the disadvantage of long-term environmental goals (e.g. leap-frog development or urban sprawl)?	X		
51. Have a cumulative impact on the environment when related to existing or future projects?	X		
52. Have environmental effects which will cause adverse effects on human beings, either directly or indirectly?	X		

B. List any and all mitigation measures proposed to reduce environmental impacts (as identified in the above questions) for the project.

Minimal environmental impact; increased tree and plant density for neighborhood.

C. List proposed measures to limit or reduce consumption of energy.

Solar bronze glazing - overhanging 2nd floor to shade windows at lower floor;
added natural light thru use of skylights, shade trees (deciduous)

D. Are there alternatives to the project which would eliminate or reduce an adverse impact on the environment (lower density, change in land use, move building on site, no project, etc.)?

A smaller project would not significantly reduce physical impacts on the neighborhood. Elimination of project results in prolonged existence of unattractive properties.

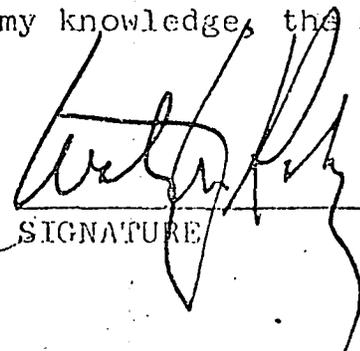
NOTE: Yes or no answers do not necessarily imply that an EIR will be required for this project.

I hereby state that, to the best of my knowledge, the above answers and statements are true and complete.

August 22, 1980

DATE

SIGNATURE



OWNERS OF RECORD

1. 08-162-04 Antonet Domich, 4019 Dover Street, Sacramento, Ca 95819
2. 08-162-05 John Dandretta, 5030 "J" Street, Sacramento, Ca 95819
3. 08-162-06 Emanuel Dandretta, Deceased/John Dandretta, Trustee, 5025 Dover Street, Sacramento, Ca 95819
4. 08-162-07 John Dandretta, 5050 "J" Street, Sacramento, Ca 95819
5. 08-162-21 John Dandretta, Jr., 5006 "J" Street, Sacramento, Ca 95819
6. 08-162-22 John Dandretta, 5030 "J" Street, Sacramento, Ca 95819

NOTICE OF APPEAL
OF THE
DECISION OF THE ENVIRONMENTAL COORDINATOR

EXHIBIT E

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental Coordinator of:

- Filing a Negative Declaration
 Requirement of an Environmental Impact Report
 Other _____

For (P-9161)

PLEASE TYPE OR PRINT

PROJECT PROPOSAL: SPECIAL PERMIT TO UTILIZE .3± ACRE WITH FOUR RESIDENCES (TO BE REMOVED) IN R-1 ZONE FOR A PARKING LOT IN CONJUNCTION WITH CONSTRUCTION OF 6850 SQ FOOT OFFICE BLDG.

PROJECT ADDRESS: SOUTH WEST CORNER OF 51ST & "J" ST.

Assessor's Parcel No. 008-162-04, 05, 06, 07, 21, 22

OWNER: J. DANDRETTA 5030 J ST. ; A. DOMICH 4019 DOVER ST.
phone

Mailing Address: _____
City (zip code)

APPLICANT/AGENT: WALTER ROHRER
phone

Mailing Address: 1515 RIVER PARK DRIVE 95815
City (zip code)

GROUNDS FOR APPEAL: (Explain in Detail and use a separate sheet if necessary)

SEE ATTACHMENT

APPELLANT: EAST SACRAMENTO IMPROVEMENT ASSOC.
phone

Mailing Address: 1044 38th ST. SACTO CAL 95816
City (zip code)

APPELLANT SIGNATURE: George R. McWilliam Vice-Pres Date: 9/25/80

FILING FEE: \$35.00 & Receipt No. 5410 Date Received 9/25/80 By TW

RECEIVED BY CITY CLERK (DAY/TIME STAMP)

Rev. 4/79

CITY PLANNING COMMISSION

SEP 25 1980

RECEIVED

EAST SACRAMENTO IMPROVEMENT ASSOCIATION
P.O. BOX 19147
SACRAMENTO, CALIFORNIA 95819

9/25/80

APPEAL OF NEGATIVE DECLARATION
EIR QUESTIONNAIRE (P 9161)
OFFICE BLDG AT 51ST J.

The East Sacramento Improvement Association appeals the negative declaration of the EIR Questionnaire because we believe the character of the neighborhood will be seriously adversely affected by the removal of 4 homes and their replacement with a parking lot. In addition the increased traffic, noise, and parking problems also represent important adverse affects to the neighborhood. This is supported by the findings of the Commission staff report.

We believe there are significant errors and "understatements" of the adverse impact of this project as well as significant errors regarding the project's potential benefits. Specifically:

1. Section VIII G - Community Benefits

We disagree that "improved aesthetics will result and there is no foundation in fact regarding the need for "additional medical office space"

2. We disagree with the negative declarations to the following questions in Section XA.

18. Emissions

20. noise

21. traffic

22. traffic hazards

23. parking

24. housing

25. dislocation of people

EAST SACRAMENTO IMPROVEMENT ASSOCIATION
P.O. BOX 19147
SACRAMENTO, CALIFORNIA 95819

2/2

27. alter planned use of the area
36. aesthetic effect
37. disrupt physical arrangement of community
38. change character of immediate area

EAST SACRAMENTO IMPROVEMENT ASSOCIATION
P.O. BOX 19147
SACRAMENTO, CALIFORNIA 95819

1/2

SEPT 19, 1980

SACRAMENTO CITY PLANNING
COMMISSION
725 J STREET
SACRAMENTO, CALIF.

DEAR MR. LUM:

THE EAST SACRAMENTO IMPROVEMENT ASSOCIATION
STRONGLY OPPOSES THE PROPOSED MEDICAL BLDG
AT 51ST AND J STREET. OUR REASONS ARE:

1. A SPECIAL PERMIT FOR PARKING ON R-1 LOTS IS
PRACTICALLY THE SAME AS A C-1 ZONING.

IT HAS BEN OUR EXPERIENCE THAT THESE PERMITS
ARE NEVER REVOKED AND THE RESIDENTIAL LOTS
ARE LOST FOREVER. IN FACT WHAT OFTEN OCCURS IS
A SUBSEQUENT EXPANSION AND REQUEST TO REZONE
TO C-1 USING THE REASON THAT "IT'S A PARKING LOT
ANYWAY, NO ONE WILL BUILD A HOUSE THERE".

2. DOES A PARKING LOT EQUAL FOUR HOMES?

ONE OF THE REAL TRAGEDIES OF THIS DEVELOPMENT
IS THAT THE CHARACTER OF THE NEIGHBOORHOOD
WILL BE PERMANENTLY ALTERED BY THE REMOVAL
OF 4 HOMES AND REPLACED BY A PARKING LOT. THIS
IS NOT ACCEPTABLE.

EAST SACRAMENTO IMPROVEMENT ASSOCIATION
P.O. BOX 19147
SACRAMENTO, CALIFORNIA 95819

2/2

SEPT 19, 1980

3. J STREET CORRIDOR

THE BUSINESS DISTRICT ON THE J ST. CORRIDOR IS INTENDED FOR SMALL BUSINESSES. THE J ST. CORRIDOR STUDY IMPLEMENTED A GENERAL DOWN ZONING FOR ALL PROPERTY TO ENHANCE THE QUALITY OF LIFE. WE VIEW J ST AS ONE CONTINUUM AND THE SAME PRINCIPLES SHOULD APPLY. THUS THERE SHOULD BE DOWN ZONING NOT "UP" ZONING. THIS DEVELOPMENT IS TOO LARGE FOR THE INTENDED PURPOSES.

4. TRAFFIC

THE ADDITIONAL TRAFFIC AND PARKING PROBLEMS GENERATED BY THIS DEVELOPMENT WILL BE DETRIMENTAL TO THE NEIGHBORHOOD.

5. PREVIOUS COMMISSION DECISION

THE COMMISSION PREVIOUSLY DENIED A SPECIAL PERMIT FOR PARKING ON THIS SAME PROPERTY WITH THE SAME OWNERS. YOU SHOULD DO SO AGAIN.

THANK YOU

RICK MEN  VICUM, VICE PRESIDENT
EAST SACRAMENTO IMP. ASSOCIATION
1044 38TH ST.
SACTO CAL 95816

11/16



CITY OF SACRAMENTO

CITY PLANNING COMMISSION

OCT 1 1980

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
SEP 26 4 47 PM '80

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

RECEIVED

MARTY VAN DUYN
PLANNING DIRECTOR

September 25, 1980

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearing

~~HRG~~
HRG: 10-17-80
FOIA: 10-21-80

Van Duyn
Christina
Lee
Weitman

Please schedule the following item for public hearing on October 14, 1980. All necessary support material is attached.

P-9161 Appeal of Environmental Coordinator's decision to file a Negative Declaration on a Special Permit to utilize 0.3+ acre with four existing residences (to be removed) in the R-1 Zone for a parking lot in conjunction with a proposed 6,850+ square foot medical office building.
Location: Southwest corner of 51st and J Streets
APN: 008-162-04, 05, 06, 07, 21, 22

jm

Attachments

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SD _____

Project Location Southwest corner of 51st & J Streets P N^o 9161

Assessor Parcel No. 008-162-21,22,04-07

Owners John Dandretta & Antonet Domich Phone No. _____

Address 5050 J Street & 4019 Dover Street

Applicant Walter W. Rohrer, Carissimi Associates Phone No. 452-3171

Address 1515 River Park Drive, Sacramento 95815

Signature _____ C.P.C. Mtg. Date 9-25-80

REQUESTED ENTITLEMENTS

- Environ. Determination _____
- General Plan Amend _____
- Community Plan Amend _____
() _____
- Rezone _____
- Tentative Map to combine 6 existing lots into
 1 parcel
- Special Permit to utilize .3+ ac. with 4 residences
& accessory structures (to be removed) in R-1 zone*
in conj. with construction of 6,850 sq. ft. office
bldg. in C-2 zone ~~was a parking lot~~
- Variances _____
- Plan Review _____
- PUD _____
- Other posting & notification

ACTION ON ENTITLEMENTS

Commission date	Council date	Filing Fees
_____	_____	\$ <u>90.00</u>
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	Res. _____	\$ _____
_____	Ord. _____	\$ _____
_____	Res. _____	\$ <u>205.00</u>
_____	_____	\$ <u>290.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ <u>36.00</u>

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

FEE TOTAL \$ 621.00
RECEIPT NO. 5390 T.W.
By/date 9/15/80

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. 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 rezonings, special permits and variances.

EAST SACRAMENTO IMPROVEMENT ASSOCIATION
P.O. BOX 19147
SACRAMENTO, CALIFORNIA 95819

1/2

SEPT 19, 1980

SACRAMENTO CITY PLANNING
COMMISSION
725 J STREET
SACRAMENTO, CALIF.

DEAR MR. LUM:

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EAST SACRAMENTO IMPROVEMENT ASSOCIATION
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2/2

SEPT 19, 1980

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THANK YOU

RICK NEWBURN, VICE PRESIDENT
EAST SACRAMENTO IMP. ASSOCIATION
1044 38th St.
SACTO CAL 95816



NOTICE OF APPEAL
OF THE
DECISION OF THE ENVIRONMENTAL COORDINATOR

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental Coordinator of:

- Filing a Negative Declaration
 Requirement of an Environmental Impact Report
 Other _____

For (P-9161)

PLEASE TYPE OR PRINT

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OWNER: J. DANDRETTA 5030 J ST. ; A. DOMICH 4019 DOVER ST.
phone

Mailing Address: _____
City (zip code)

APPLICANT/AGENT: WALTER ROHRER

Mailing Address: 1515 RIVER PARK DRIVE phone 95815
City (zip code)

GROUND FOR APPEAL: (Explain in Detail and use a separate sheet if necessary)

SEE ATTACHMENT

APPELLANT: EAST SACRAMENTO IMPROVEMENT ASSOC

Mailing Address: 1044 38th ST. SACTO CAL phone 95816
City (zip code)

APPELLANT SIGNATURE: George R. McWilliam Vice-Pres Date: 9/25/80

FILING FEE: \$35.00 & Receipt No. 5410 Date Received 9/25/80 By TW

RECEIVED BY CITY CLERK (DAY/TIME STAMP)

Rev. 4/79

CITY CLERK

SEP 25 1980

RECEIVED

9/25/80

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EIR QUESTIONNAIRE (P 9161)
OFFICE BLDG AT 51ST J.

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 18. Emissions
 20. noise
 21. traffic
 22. traffic hazards
 23. parking
 24. housing
 25. dislocation of people

EAST SACRAMENTO IMPROVEMENT ASSOCIATION
P.O. BOX 19147
SACRAMENTO, CALIFORNIA 95819

2/2

27. alter planned use of the area
36. aesthetic effect
37. disrupt physical arrangement of community
38. change character of immediate area



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

October 15, 1980

East Sacramento Improvement Association
George R. McWilliam, Vice President
1044 - 38th Street
Sacramento, CA 95816

Dear Mr. McWilliam:

On October 14, 1980, the City Council heard your appeal from the Environmental Coordinator's decision to file a Negative Declaration on a Special Permit to utilize 0.4+ acre in R-1 zone with four existing residences for a parking lot in conjunction with proposed 6,860 square foot medical office building in the General Commercial C-2 Zone, vicinity of Southwest Corner of 51st Street and J Street.

The Council adopted by motion its intent to deny the appeal based on Findings of Fact which are attached.

Sincerely,


Anne Mason
Deputy City Clerk

AM/mm/27
cc: Planning Department
Encl.