



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95614  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 28, 1981

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE  
CITY CLERK

*intent to  
grant appeal  
with R designation  
on zoning,  
documentation due 1-26-82*

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Appeal of the City Planning Commission's denial of a Lot Line Adjustment; Amendment of the Arden-Arcade Community Plan from Multiple Family Residential to Shopping-Commercial; and Rezoning one acre from R-2A to C-2 zone (P-9524)

LOCATION: Southeast corner of Auburn Boulevard and Juliesse Avenue

SUMMARY

This is a request for entitlements necessary to develop a 2+ acre site for office/warehouse type structures. The Planning Commission denied the project and the applicant subsequently appealed the action to the City Council.

BACKGROUND INFORMATION

The subject site is an irregular-shaped parcel that is located in two zoning districts (C-2 and R-2A). The west half of the site is presently zoned C-2 (General Commercial) and the east half of the site is zoned R-2A, Garden Apartments. The site consists of two separate parcels which correspond to the zoning boundaries.

The applicant is proposing to combine the parcels and rezone the easterly portion in order to develop an office/warehouse complex on the entire 2+ acre site. The complex consists of three separate structures, two of which are located at the rear of the site adjacent to single family dwellings.

Both the staff and Planning Commission expressed concerns with the proposal because of the relationship of the site to adjacent single family dwellings. The rear portion of the site, where the major activity points are located, is surrounded on three sides by single family dwellings. Also, a mobile home park is located on the west and south sides of the site.

APPROVED  
BY THE CITY COUNCIL

NOV 4 1981

OFFICE OF THE  
CITY CLERK

*Cont. to  
12-1-81  
Cont. to  
1-12-82*

The proposed C-2 zoning and office/warehouse type uses will generate a certain amount of truck traffic onto the site. This type of activity may cause problems to the adjacent residents. Also, the C-2 zoning would allow other commercial uses that may conflict with the adjacent properties.

VOTE OF COMMISSION

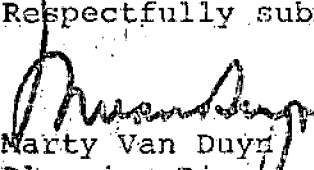
On October 8, 1981, the Planning Commission, by a vote of seven ayes, one absent, recommended denial of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council:-

1. Ratify the Negative Declaration; and
2. Deny the appeal based on Findings of Fact due on November 17, 1981.

Respectfully submitted,

  
Marty Van Duyen  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P-9524

November 4, 1981  
District No. 2

STAFF EVALUATION: Staff has the following concerns and comments:

1. The subject site is located on the western fringe of the Arden Arcade Community Plan Area. This general area is characterized by a mixture of industrial, commercial and residential land uses. There is a significant amount of moderate income housing units located in this area as well as several mobile home parks.
2. The applicant's request pertains to a .75 acre flag-shaped parcel surrounded by residential land uses on all sides with the exception of the north west portion of the site which abuts a vacant C-2 zoned parcel. The applicant proposes to develop both this adjacent C-2 zoned parcel and the subject site with 16,000 sq.ft. of offices and warehousing.
3. Staff opposes the applicant's request because of the undesirable impacts a development of this nature will have on the stability of the adjacent neighborhood. The C-2 General Commercial zone permits a variety of uses including automobile repair, contractor's yards, tire recapping and other uses which generally involve the storage of materials, the creation of noise, and in other ways, impact adjacent land uses. Staff finds that these uses have the potential of adversely impacting the adjacent residential uses.
4. In addition, staff finds that the applicant's proposal is contrary to the General Plan Residential Policy to; "Prevent the intrusion of incompatible uses into residential areas throughout the City."
5. The proposed Lot Line Adjustment pertains to the merger of the two C-2 zoned properties and the adjacent R-2-A zoned property which is proposed to be rezoned to C-2. The Lot Line Adjustment was reviewed by the offices of the Building Inspections, Traffic Engineering, Water and Sewer Division. There were no objections as to the technical aspects of this request. However, if the Commission concurs with staff's recommendation to deny the Plan Amendment and the rezoning requests, the Lot Line Adjustment should also be denied.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Plan Amendment;
3. Denial of the Rezoning request;
4. Denial of the Lot Line Adjustment.

**CITY PLANNING COMMISSION**  
915 "I" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT	Nels C. Bloom 2215 "C" Street, Sacramento, Ca. 95816		
OWNER	Wayne Miller - P.O. Box 13546, Sacramento		
PLANS BY	Nels C. Bloom 2215 "C" Street, Sacramento, Ca. 95816		
FILING DATE	8-21-81	50 DAY CPC ACTION DATE	REPORT BY: TM:mm
NEGATIVE DEC.	9-14-81	EIR	ASSESSOR'S PCL. NO. 266-203-02,23,24

- APPLICATION:
1. Negative Declaration
  2. Amendment of the 1965 Arden-Arcade Community Plan from multiple family residential to shopping - commercial.
  3. Rezone 1+ acre from Garden Apartment R-2A to General Commercial C-2
  4. Lot Line Adjustment to merge 3 parcels

LOCATION: Southeast corner of Auburn Boulevard and Juliesse Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 16,000+ sq.ft. of office and warehousing on 2+ acres. A portion of the site is currently zoned and designated for multiple family residential.

PROJECT INFORMATION:

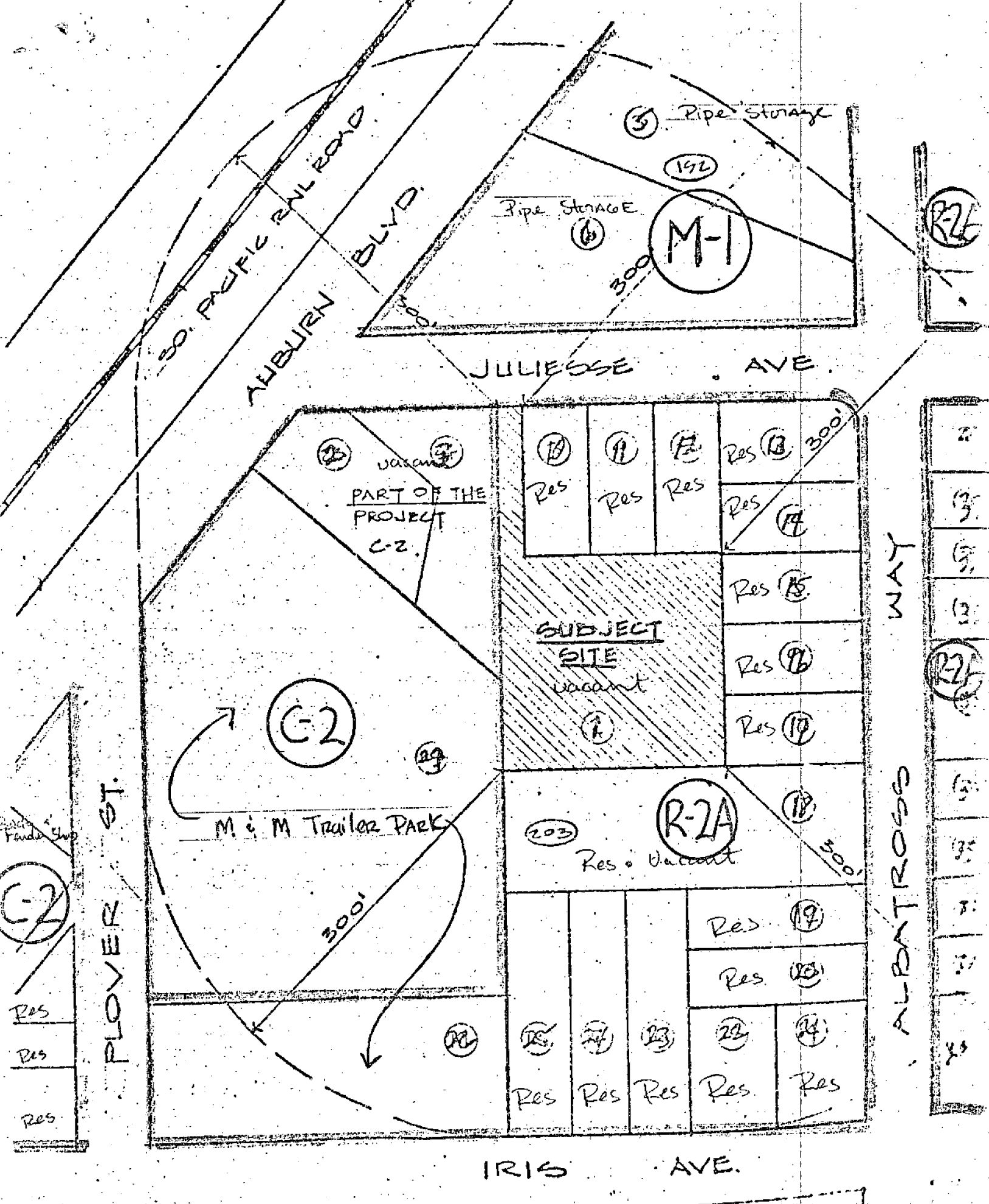
1974 General Plan Designation: Industrial  
1965 Arden Arcade Community  
Plan Designation: Multiple Family Residential

Existing Zoning of Site: R-2A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; and R-2A  
South: Single Family Residential; and R-2A  
East: Single Family Residential; and R-2A  
West: Vacant and Trailer Park; and C-2

Parking Required: 29 spaces      Parking Provided 33  
Parking Ratio: 1/400 sq.ft. for office and 1/1,000 sq.ft. for warehousing  
Property Dimensions: Irregular  
Property Area: 75+ acres  
Square Footage of Building 16,875 sq.ft.  
Topography: Flat  
Street Improvements: Curbs, gutter and sidewalk required  
Utilities: Available to site





PH-524

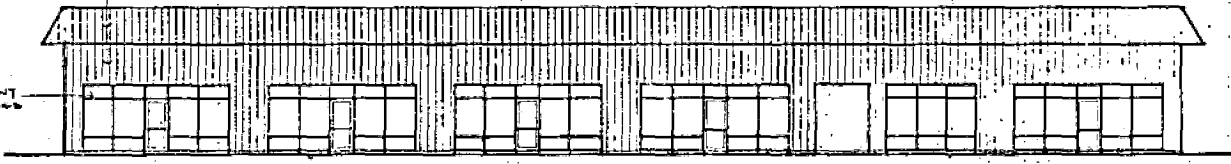
-10-

10-11-71

67

26 GA METAL COLORED PANEL, WALL, FASCIA, & DOOR

WOOD ALUM. STRENGTHENED BY SOLAR BEHEATED GLASS & PANEL # 12



NORTH  
(FACING JULIEBEE AVE)

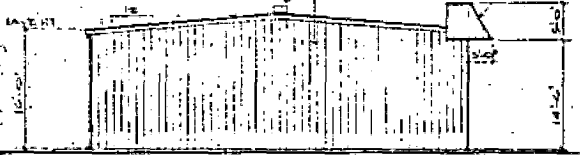
ELEVATION  
8-11-71

METAL RIDGE VENT (FACTORY FINISH)

METAL FASCIA & METAL DOOR BY METAL EXCEL FINISH

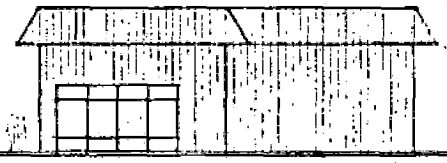
METAL TRIM METAL BLOCK SIGNMENT

26 GA METAL WALL PANEL (FACTORY FINISH)



EAST

ELEVATION

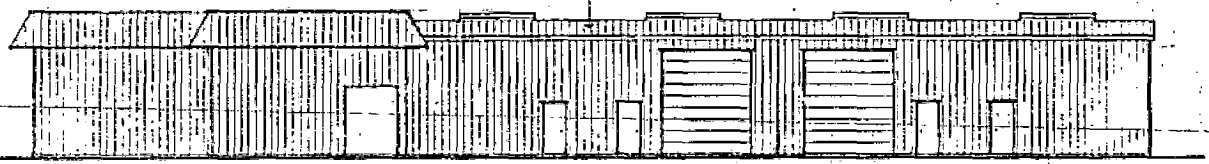


WEST

(FACING AUBURN RD)

ELEVATION

26 GA GALV METAL ROOF PANEL



SOUTH

ELEVATION  
8-11-71


LEVELER - CONTRACTOR  
 NEWS & BROOM  
 P.O. BOX 100729  
 SACRAMENTO, CA 95810  
 PH (916) 487-0054

BUILDING A ELEVATIONS  
 OFFICE - STORAGE BUILDING  
 CORNER OF AUBURN RD - JULIEBEE AVE  
 SACRAMENTO, CALIFORNIA


PH 9.524





9524  
21



# 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

December 2, 1981

Wayne Miller  
P.O. Box 13546  
Sacramento, CA 95815

On December 1, 1981, the following matter was scheduled to be heard before the City Council:

APPEAL of Planning Commission denial of various requests for property located at the S/E corner Auburn Boulevard and Juliesse Avenue (D2)(P-9524):

- A. Rezoning from R-2A to C-2
- B. Lot Line Adjustment to merge 3 parcels

Planning Commission recommended denial of an Amendment to the Arden Community Plan, Multi-Family Residential to Shopping-Commercial (D2)(P-9524)

This hearing has been continued to January 12, 1982 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento California, phone (916) 449-5604.

Sincerely,

*Lorraine Magana*  
Lorraine Magana  
City Clerk



CITY OF SACRAMENTO

P-9524

10/19/81  
CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 19, 1981

Items 5, 7 + 8 HRQ: 11-4-81  
Items 1, 2, 3, 4 + 6 HRQ: 11-10-81

FCA DATE: 11-17-81

cc: Van Duyn  
Carstens  
Miller  
Jee

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Jan Mirrione *JM*  
SUBJECT: Request to Set Public Hearings

Please schedule the following items for Council hearings. All necessary support material is attached.

1. P-9516 Various requests for property located at 1028 Vinci Avenue. (D2)
  - a. Tentative Map to divide 1+ acre into two parcels in the R-1 Zone;
  - b. Subdivision Modification to create lots deeper than 160 feet;
  - c. Subdivision Modification to waive standard subdivision improvements.
2. P-9530 Tentative Map to divide 49+ vacant acres into 187 single family lots and 128 halfplex lots.  
Location: South of Meadowview Road and East of Freeport Boulevard at the Southern terminus of Amherst Street. (D8)
3. P-9532 Various requests for property located at the southwest corner of Truxel Road and West El Camino Avenue. (D1)
  - a. Amendment to the South Natomas Community Plan to exceed permitted density;
  - b. Amendment to the Delta Point Halfplex Design Criteria;
  - c. Amendment to the Delta Point Schematic Plan to increase patio and halfplex units from 196 to 215;
  - d. Tentative Map to divide 23+ acres into 51 garden home lots and 164 halfplex lots in the R-1A(PUD) Zone.
4. P-9535 Various requests for property located North of Marin Avenue and West of 76th Street. (D6)
  - a. Tentative Map to divide 4+ acres into 18 single family lots in the R-1 Zone;
  - b. Subdivision Modification to create a cul-de-sac greater than 500 feet in length.

4520-9

- \*5. P-9541 Amendment to the Seven Lakes PUD Schematic Plan from Commercial to Offices and to change building pads from three to one.  
Location: Northeast corner of Folsom Boulevard and Bicentennial Circle.  
(D6)
  
- 6. P-9565 Tentative Map to divide 3+ acres into 11 residential and commercial lots in the C-2 Zone.  
Location: Block bounded by P, Q, 10th, and 11th Streets. (D1)
  
- 7. P-9524 Appeal of Planning Commission's denial of various requests for property located at the Southeast corner of Auburn Boulevard and Juliesse Avenue.  
(D2)
  - a. Rezoning from R-2A to C-2;
  - b. Lot Line Adjustment to merge three parcels.
  
- P-9524 Planning Commission recommended denial of an Amendment to the Arden-Arcade Community Plan from Multi-Family Residential to Shopping-Commercial.  
Location: Southeast corner of Auburn Boulevard and Juliesse Avenue. (D2)
  
- 8. P-9526 Appeal of Planning Commission's denial (without prejudice) of a Rezoning from A to M-1. Location: Northeast corner of Main Avenue and Kelton Way. (D2)
  
- P-9526 Planning Commission recommended denial (without prejudice) of various requests for property located at the Northeast corner of Main Avenue and Kelton Way. (D2)
  - a. Amendment to the General Plan from Residential to Industrial;
  - b. Amendment to the Robla Community Plan from Light Density Residential to Heavy Commercial or Industrial;
  - c. Tentative Map to combine three parcels into one 56+ acre parcel;
  - d. Subdivision Modification to waive standard subdivision improvements along Main Avenue and Kelton Way.

jm

Attachments

\*This item is non-controversial and the applicant has requested that it be placed on the earliest possible Council agenda. They are under financial obligations which must be met very soon.

P.S. None of the above items will have a change in district number after November 17.

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

DATE: 10/19/81

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Planning Commission of 10/8/81 when:  
(Date)

Rezoning Application       Variance Application  
 Special Permit Application

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: LOCAL SUPPORT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY LOCATION: AUBURN BLVD + JULISSE

PROPERTY DESCRIPTION: \_\_\_\_\_

ASSESSOR'S PARCEL NO. 266 - 203 - 022324

PROPERTY OWNER: WAYNE & JILL MILLER

ADDRESS: 6440 CERROMAR CIR ORANGEVILLE, CA. 95662

APPLICANT: WAYNE & JILL MILLER

ADDRESS: SAME

APPELLANT: Wayne Miller  
(SIGNATURE)

ADDRESS: 6440 CERROMAR CIR ORANGEVILLE, CA- 95662

FILING FEE: \$60.00      RECEIPT NO. 522

FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

P- 9524

7/80

(4 COPIES REQUIRED)

PLANNING



## 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

#### OWNER OF PROPERTY:

Wayne Miller  
P.O. Box 13546  
Sacramento, CA 95815

On October 19, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council.

P-9524 APPEAL of the Planning Commission's denial of various requests for property located at the southeast corner of Auburn Boulevard and Juliesse Avenue (D2):  
A. REZONING from R-2A to C-2  
B. LOT LINE ADJUSTMENT to merge three parcels

P-9524 Planning Commission recommended denial of an Amendment to the Arden-Arcade Community Plan from Multi-Family Residential to Shopping-Commercial. Location: Southeast corner of Auburn Blvd. and Juliesse Avenue (D2).

The hearing has been set for November 4, 1981, 7:30 p.m., Council Chamber, Second Floor, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedures 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday prior to the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the CITY PLANNING DEPARTMENT, 927 Tenth Street, Sacramento, CA 95814, telephone (916) 449-5604.

Sincerely,

  
Lorraine Magana  
City Clerk

MM/LM/

cc: Nels C. Bloom  
P-9524 Mailing List (35)

TO: SACRAMENTO CITY COUNCIL

1/11/82

WE, THE FOLLOWING PROPERTY OWNERS WHO BORDER THE PROPERTY LOCATED AT THE CORNER OF AUBURN BLVD AND JULIESEE AVE, AND AFTER REVIEWING MR. MILLER'S PLANS FOR IT'S PROPOSED DEVELOPMENT, FIND NO REASON FOR IT'S DENIAL AND URGE THE CITY COUNCIL TO ALLOW MR. MILLER TO PROCEED WITH HIS RE-ZONE AND DEVELOPMENT OF SAID PROPERTY.

266-203-04

Grant Dyer 1824 Juliee  
owner

266-203-06

Vernad Somaly 2949 albatross way

266-203-08

Edna J. Bruen 2941 albatross way

266-203-09

Del A. Parth 2937 albatross way

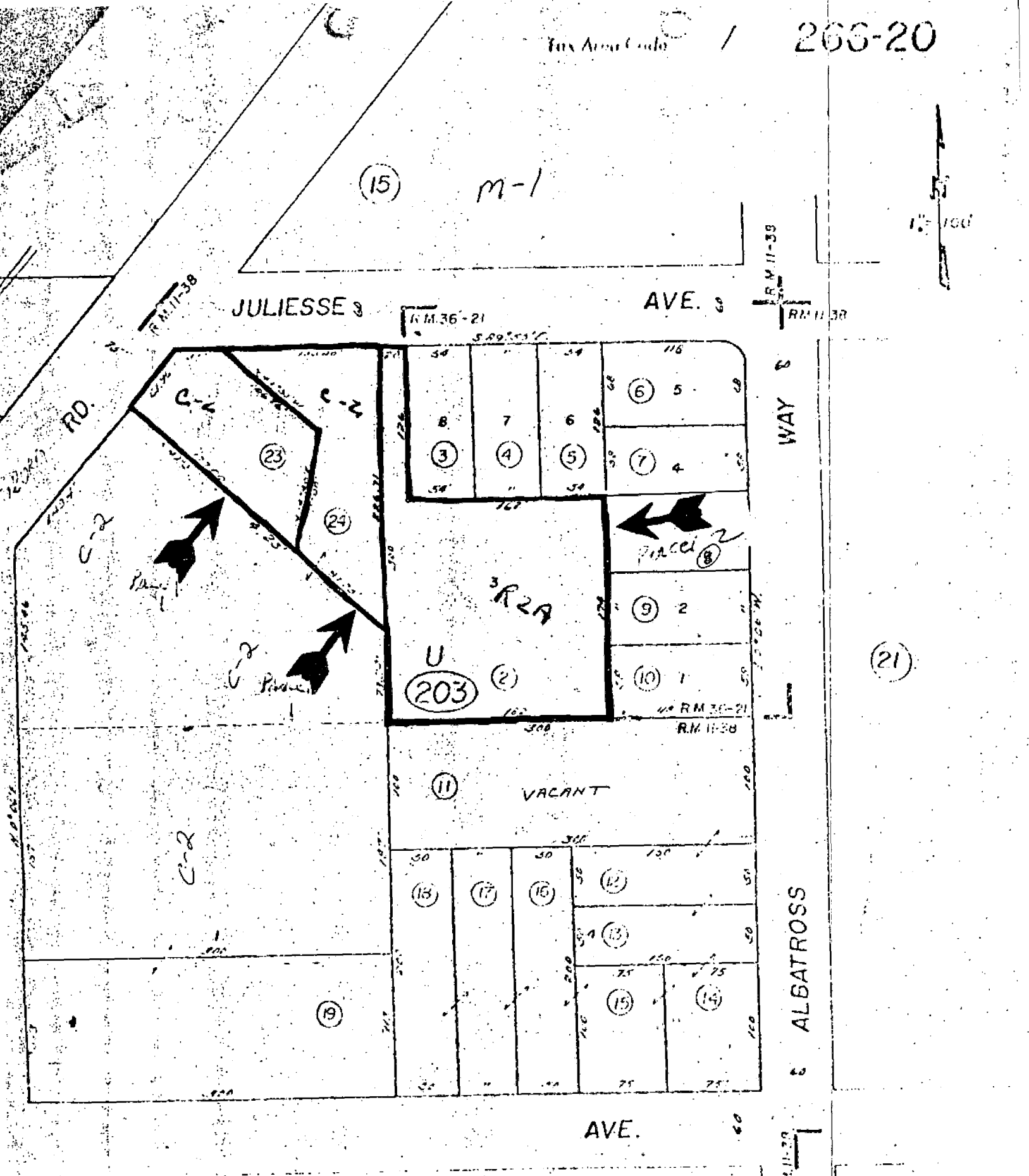
266-203-05

Franklin Jenkins 1828 Juliee ave.

266-203-07

Gregory M. Estrella <sup>owner</sup> 2945 Albatross way

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



This diagram is not a Survey of the land, but is furnished as a courtesy of **FIRST AMERICAN TITLE INSURANCE CO.** and not intended to be part of the Policy of Title Insurance or Preliminary Title Report.

Assessor's Map Bk. 266-Pg. 20  
County of Sacramento, Calif.

NOTE: For correct block numbers, consult the map.