

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ferrar Williams, Architect - 1418 20th Street, Sacramento, CA 95814		
OWNER	El Camino Associates - 4121 Westerly Place #105, Newport Beach, CA 92660		
PLANS BY	Ferrar Williams, Architect - 1418 20th Street, Sacramento, CA 95814		
FILING DATE	3-8-85	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	4-1-85	EIR	ASSESSOR'S PCL NO. 225-960-03

- APPLICATION:**
- A. Negative Declaration
 - B. Amend the 1974 General Plan from Residential to Commercial and Office (Section 13)
 - C. Amend the 1978 South Natomas Community Plan from Residential (11-21 du/ac) to Commercial-Shopping Center (Section 13)
 - D. Rezone 5+ acres from Townhouse (R-1A) to Shopping Center (SC) (Section 13)
 - E. Tentative Map (P85-131) (Chapter 40)
 - F. Plan Review for 40,000+ square feet of shopping center (Section 3-D-1)

LOCATION: Northeast corner of Truxel Road and West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a shopping center with 40,000 square feet of retail space and an additional 19,000 square feet for future development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: 11-21 du/ac, residential
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant
Proposed Zoning: SC
Proposed South Natomas Community Plan Designation: Medium Density Residential, 7-15 du/ac

Surrounding Land Use and Zoning:

North: Townhouses; R-1A
South: Shopping Center; SC-R
East: Vacant; R-2B(PUD)
West: Apartments; R-3-R

Parking Required: 235 spaces
Parking Provided: 273 spaces
Property Dimensions: Irregular
Property Area: 5.4+ acres
Square Footage of Building: 40,000 square feet
Height of Building: One story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Cement plaster, asphalt, shingles, wood

BACKGROUND INFORMATION: The subject site was originally a portion of Pheasant Creek P.U.D., a residential development (P83-327). A density acceptable to both neighbors and the applicant was not agreed upon, therefore the applicant deleted the subject site from the P.U.D. It remained in the R-1A zoning designation and not a part of the P.U.D.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 27, 1985, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend denial of the tentative map based upon inconsistency with the Community and General Plan.

PROJECT EVALUATION: Staff has the following findings:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated for 11-21 residential units per acre in the 1978 South Natomas Community Plan. The site is surrounded by vacant land zoned R-2B to the east, townhouses zoned R-1A to the north, apartments zoned R-3-R to the west, and a shopping center zoned SC-R to the south. The proposed shopping center is compatible with surrounding land uses. It is, however, inconsistent with current land use plan designations and zoning.

The existing shopping center south of the subject site is approved for 10 acres, 115,580 square feet of commercial and shopping space. To date approximately two-thirds of the approved square footage has been constructed. That structure is not fully occupied.

An application was submitted to zone 10+ acres at the southwest corner of Truxel Road and West El Camino Avenue for 106,200 square feet of shopping and commercial space. After lengthy discussion by the Planning Commission and the City Council, only four acres at that corner was approved for 46,000 square feet of shopping and commercial (Creekside Oaks, P83-124, December 18, 1984). To date no building plans have been submitted for permit approval.

According to the Shopping Center Locational Standards (approved by the Commission on March 17, 1983), a neighborhood shopping center usually is 3-12 acres in size and consists of 30,000 to 100,000 square feet of space and requires a supporting population of 10,000 to 40,000 people. In addition, it has as a major tenant a grocery or drug store. The existing and designated shopping centers on the south side of West El Camino Avenue are neighborhood shopping centers and have a combined acreage of 15 acres and 161,580 square feet. This figure is in excess of the Shopping Center Locational Standards.

In addition to the shopping space in the immediate vicinity of the subject site, there are two vacant, nine acre sites designated at Truxel and San Juan Roads and at San Juan Road and Northgate Boulevard.

The Northgate Shopping Center, located at West El Camino Avenue and Northgate Boulevard has more than 100,000 square feet of floor area and is classified as a neighborhood shopping center. As South Natomas' oldest and likely only multi-ownership business district, Northgate's vitality is essential to the community image and to maintaining the widest variety of stores and services. Designation of the subject site for commercial and shopping uses will result in 220,330 square feet of commercial space. This will create unnecessary

competition for the Northgate Shopping Center which conflicts with the goal of the 1978 South Natomas Community Plan to revitalize the Northgate shopping area.

- B. Design: The applicant is requesting site plan review approval for 40,000 square feet of building space. This area comprises the main structure. The applicant proposes to provide 273 parking spaces for the overall shopping center, 38 more than required. Since there are no specific users for the site, it is difficult to determine whether each proposed parcel has adequate parking.

Floor plans were not submitted, and only one outside elevation was included in the packet. The mansard roof element should be designed around the entire building. The applicant proposes a one-story, 40,000 square foot structure. The building will be constructed of cement plaster, asphalt, shingles and wood according to the environmental questionnaire. The applicant proposes a six foot masonry wall to buffer the residential property to the north and east. The residents of the townhouse project to the north have expressed a concern that a six foot wall will not adequately buffer the site.

No signage program has been submitted at this time. Trash enclosure detail has also been omitted.

- C. Circulation: Staff estimates that this project will increase trip generation between 274 and 900% at peak morning and evening hours over the current R-1A zoning designation (104 to 414 cars). The intersection of Truxel Road and West El Camino Avenue is congested at the present time. Congestion is expected to increase as the business parks develop. The City Traffic Engineer is, therefore, opposed to this project.

The residents of Discovery Village Townhomes have reviewed the plans for this request and are in opposition to the proposed shopping center zoning. In addition, this project was transmitted to the South Natomas Advisory Committee for review and comment. No comments were received at this time.

- D. Tentative Map: The applicant has requested a tentative map to subdivide the property for financial purposes. Since the lot lines are not based upon current zoning and land use designations, staff cannot recommend approval of the tentative map. The Subdivision Review Committee concurs.
- E. R-Review: Again, based upon inconsistency with current plan designations and zoning, staff cannot support the R-review request.

Conclusion: In conclusion, staff opposes this request for the following reasons:

- A. There is an excess of land currently designated for shopping and commercial uses in the South Natomas area.
- B. A substantial amount of the commercial and shopping acreage is vacant.
- C. It would create unnecessary competition for the Northgate Boulevard shopping district.
- D. It will significantly increase traffic congestion.

E. It is inconsistent with the current community and General Plan designation.

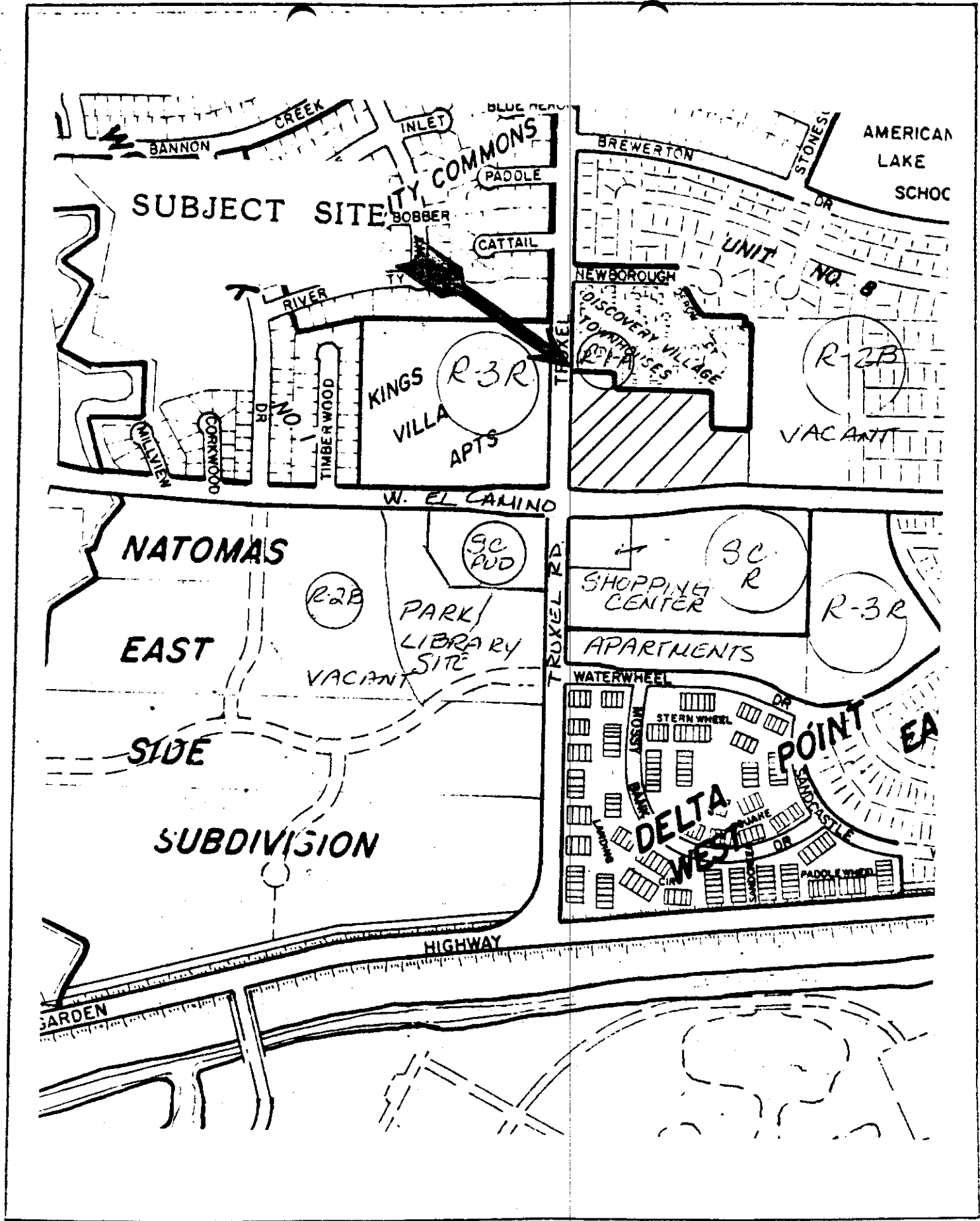
Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been prepared.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the General Plan Amendment from Residential to Commercial and Office;
- C. Denial of the 1978 South Natomas Community Plan Amendment from Residential (11-21 du/ac) to Commercial-Shopping Center;
- D. Denial of the Rezoning from townhouse (R-1A) to Shopping Center (SC);
- E. Denial of the Tentative Map;
- F. Denial of the R-review of 40,000 square feet of retail space based upon the following findings of fact:

Findings of Fact - R-Review

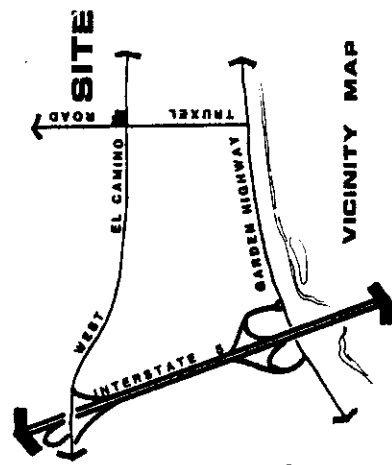
1. The project is not based upon sound principles of land use in that no need for additional shopping center space has been demonstrated.
2. The project is inconsistent with the current Community and General Plan residential designations.



VICINITY - LAND USE - ZONING

**EXHIBIT A
TENTATIVE MAP**

**TENTATIVE PARCEL MAP
PHEASANT CREEK VILLAGE
CITY OF SACRAMENTO
CALIFORNIA**



RECORD OWNER AND SUBDIVIDER:
EL CAMINO ASSOCIATES
4321 WESTERLY PLACE, SUITE 106
NEWPORT BEACH, CA 92660

EXISTING ZONING:
R-10A

PROPOSED ZONING:
S

PROPOSED USE:
SHOPPING CENTER

- NUMBER OF PARCELS:**
- PARCEL - 1: .292 AC NET
 - PARCEL - 2: 1.129 AC NET
 - PARCEL - 3: 1.129 AC NET
 - PARCEL - 4: 1.129 AC NET
 - PARCEL - 5: .547 AC NET
 - PARCEL - 6: .325 AC NET
 - PARCEL - 7: .552 AC NET

WATER SUPPLY:
CITY OF SACRAMENTO

SEWAGE DISPOSAL:
CITY OF SACRAMENTO

ASSESSOR'S PARCEL NO.:
215-80-003

ACREAGE:
5.174 NET

PHEASANT CREEK

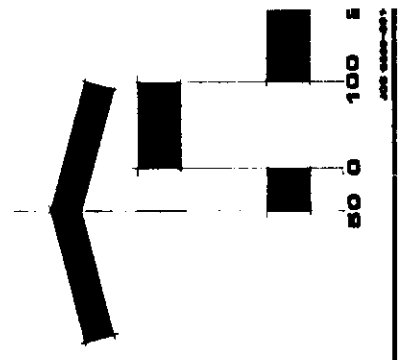
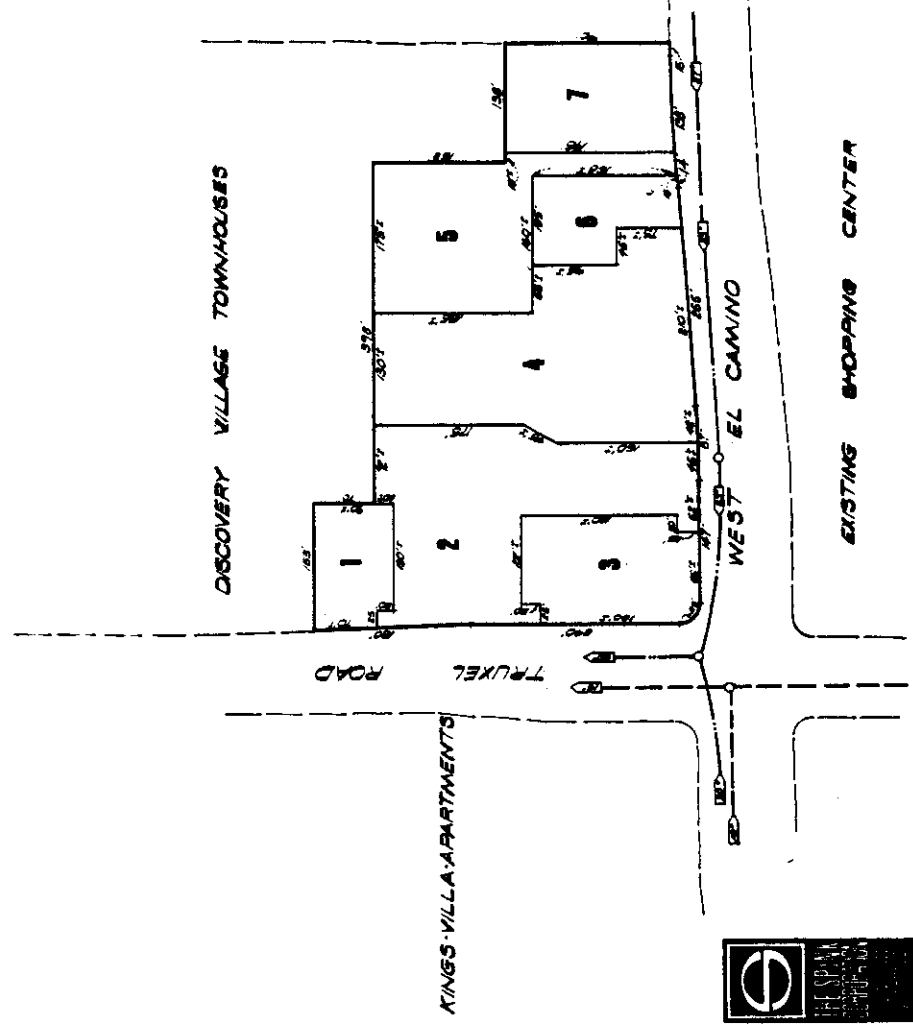
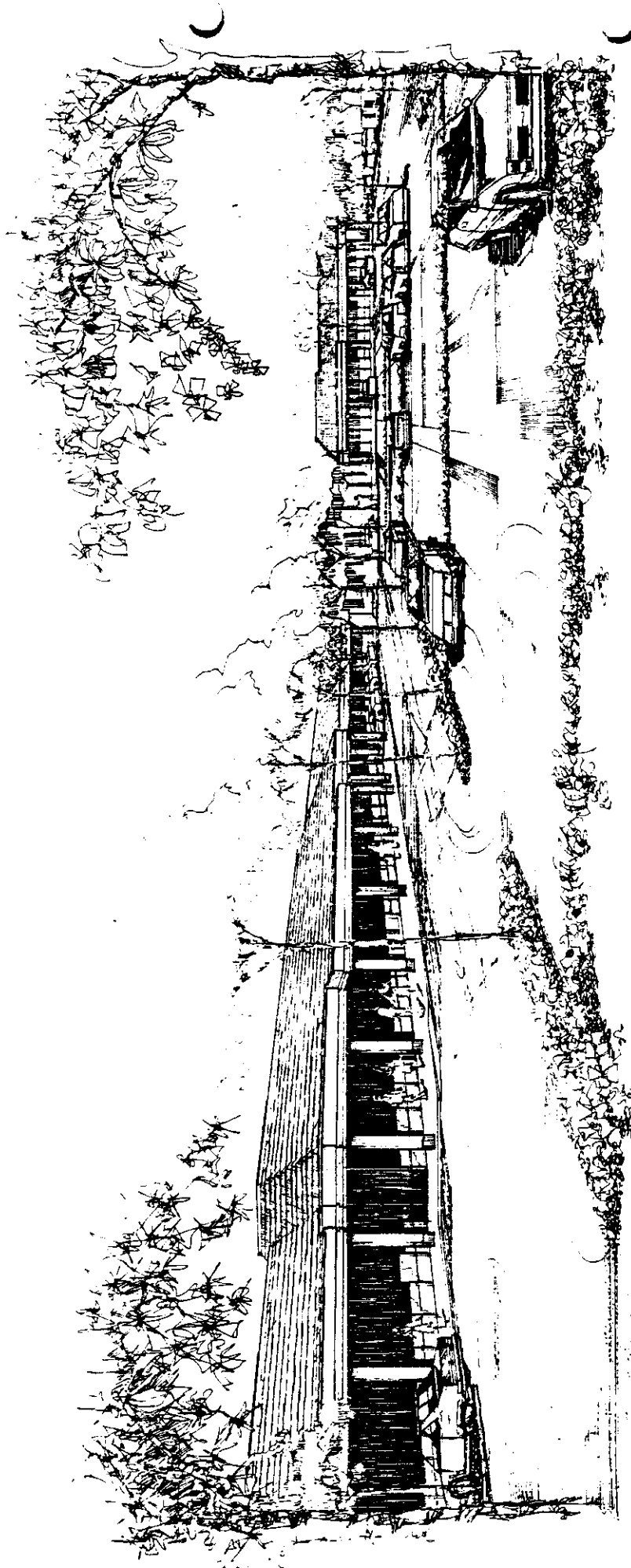


EXHIBIT C
ELEVATIONS



VIEW TO NORTH EAST

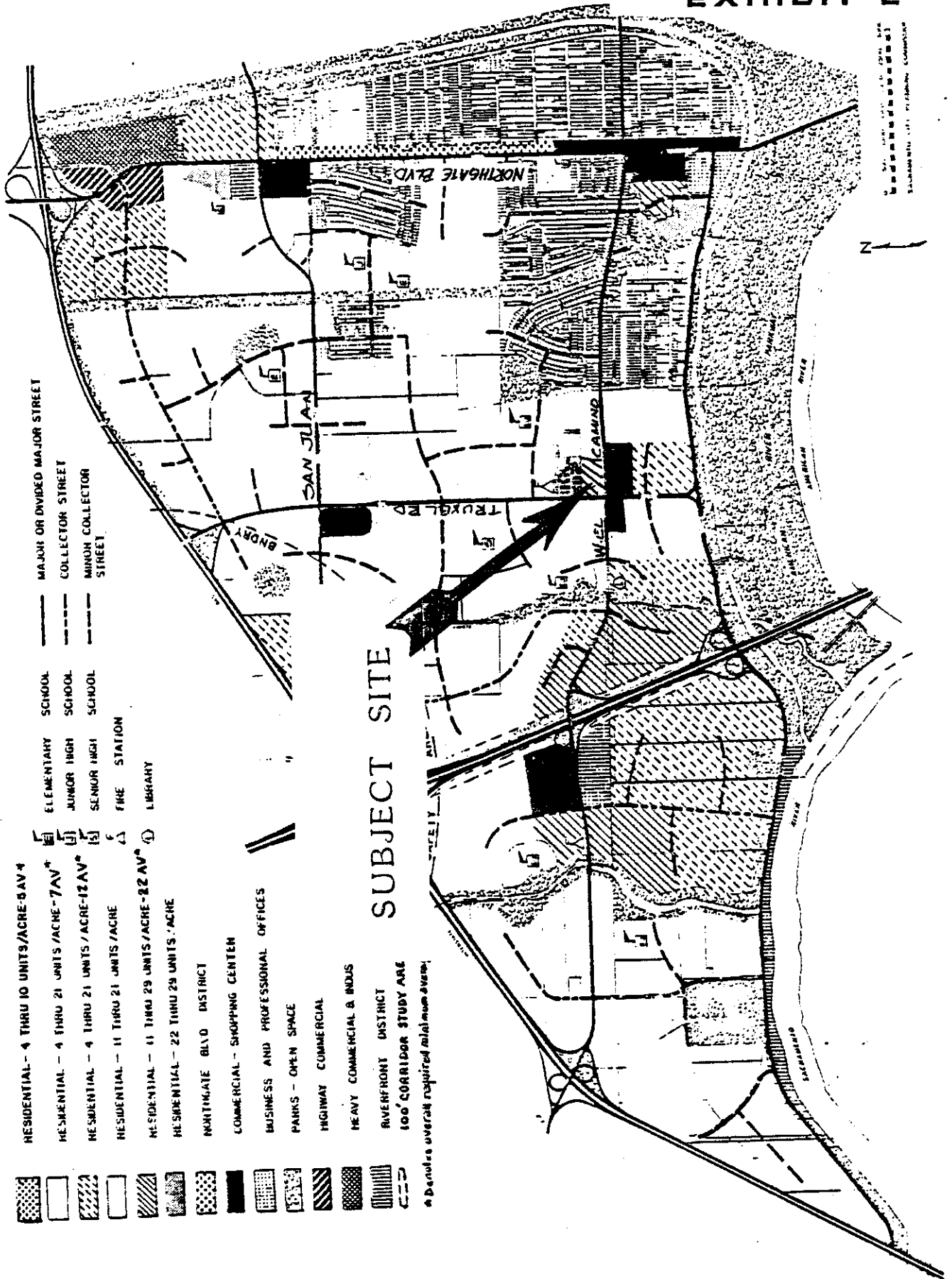
Table 1

City of Sacramento
Proposed Shopping Center Standards

EXHIBIT D

Shopping Center Type	Function	Leading Tenant	Location	Service Radius	Supporting Population	Acres	Gross Leasable Area	Number of Stores
Neighborhood Convenience Center	Portion of day to day shopping needs of immediate neighborhood. Street corner developments, convenience grocery, corner drugstore or other convenience or personal service.	Convenience grocery store	Intersection of local or main collector streets serves walk in traffic	Less than .75 miles from existing or planned center	2,500 to 10,000	Less than 3 acres	Less than 18,000 sq. ft.	Less than 7
Neighborhood Shopping Center	Sale of convenience goods: food, drugs, sundries and personal needs. Meets daily needs of an immediate neighborhood area.	Supermarket or drugstore	Centers of trade, intersection of major or collector streets, on one quadrant.	1 to 3 miles	10,000 to 40,000	3-12	30,000 to 100,000 sq. ft.	8-45
Community Shopping Center	Shopping goods added to convenience range of personal, professional and variety clothing, small furniture and appliance stores, florists, jewelry, post office and entertainment places. Most vulnerable to competition.	Jr. department store, large variety store, or discount store.	Freeway oriented, center of trade, one quadrant of the intersection of major streets or expressway.	2 to 5 miles	40,000 to 100,000	12-30	100,000 to 200,000 sq. ft.	34-68
Regional Shopping Center	Full depth and variety of shoppers goods, general merchandise, apparel, furniture, home furnishings, comes closest to reproducing shopping facilities and customer attractions once available only in CBD.	Full-line department store with a minimum of 100,000 sq. ft.; if two, anchors at each end.	Intersection of major arterial streets or expressways.	8 miles or more, ordinarily 20 minutes driving time	300,000 and more	30-50 or more	300,000 to 1,000,000 sq. ft. (a center with more than 750,000 sq. ft. and 3 or more full-line department stores is classified as a super-regional shopping center)	100 or more

LPB:leo
2.25.83 wd IF



- MAJOR OR DIVIDED MAJOR STREET
- COLLECTOR STREET
- MINOR COLLECTOR STREET

- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- FIRE STATION
- LIBRARY

- RESIDENTIAL - 4 THRU 10 UNITS/ACRE-9AV 4
- RESIDENTIAL - 4 THRU 21 UNITS/ACRE-7AV*
- RESIDENTIAL - 4 THRU 21 UNITS/ACRE-12 AV*
- RESIDENTIAL - 11 THRU 21 UNITS/ACRE
- RESIDENTIAL - 11 THRU 29 UNITS/ACRE-22 AV*
- RESIDENTIAL - 22 THRU 29 UNITS/ACRE

- NORTHGATE BLVD DISTRICT
- COMMERCIAL - SHOPPING CENTER
- BUSINESS AND PROFESSIONAL OFFICES
- PARKS - OPEN SPACE
- HIGHWAY COMMERCIAL
- HEAVY COMMERCIAL & INDUS
- RIVERFRONT DISTRICT
- 100' CORRIDOR STUDY ARE

- * denotes overlaid required minimum street

SUBJECT SITE

EXHIBIT F

CITY PLANNING DIVISION

APR 5 1985

RECEIVED

**DISCOVERY VILLAGE HOMEOWNER'S ASSOCIATION
72 Derow Court
Sacramento, California 95814**

April 4, 1985

Sacramento City Planning Department
927 10th Street
Sacramento, CA 95814

**RE: PROPOSED REZONING AT
TRUXEL RD. & W. EL CAMINO
P85-131**

Dear Sirs:

The Discovery Village Homeowner's Association, a 67 unit townhouse development, is **OPPOSED** to the above proposed rezoning, which borders our residential complex. Our homeowners bought with the expectation that the adjacent property would be similar residential housing, zoned 10 units to the acre.

The existing zoning for the parcel, approximately 5.4 acres, is R-1A, allowing as much as 15 units to the acre, a 50% increase over the density we now enjoy. Fully one-third of our homes face due south to the subject property, and most of the front doors would open directly onto the commercial property.

We further **OPPOSE** the proposed subdivision of that parcel into 7 individual lots, all zoned commercial. The plan which has been presented to the Planning Department is far too vague as to its intended use, and further it does not conform to the South Natomas Community Plan.

We ask the Department to **reject** the rezoning as detrimental to our quality of life, and ask that you so recommend to the full Commission

Sincerely,

Robert C. Cline, President
Discovery Village Homeowners
Association