

CITY PLANNING COMMISSION

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

APPLICANT	Glenn F. Williams, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608				
OWNER	Camblin Steel Services, Inc., P.O. Box 1400, Carmichael, CA 95609				
PLANS BY	Glenn F. Williams Civil Engineering and Surveying				
FILING DATE	2-14-89	ENVIR. DET.	Negative Declaration	REPORT BY	BW/kjr
ASSESSOR'S PCL. NO.	266-0361-039				

APPLICATION:

- A. Negative Declaration
- B. Rezone 1.04+ vacant acres from Multi-Family (R-2A) to Light Industrial (M-1) Zone to store steel products.

LOCATION: SW Corner of Frienza Avenue and Crosby Street

PROPOSAL: The applicant is requesting the necessary entitlements to rezone the subject site from R-2A to M-1 to store steel products for an adjacent steel product facility.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/ac)
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-2A
South: Camblin Steel; M-1
East: Single Family; R-2A
West: Single Family; R-2A

Property Dimensions:	Irregular
Property Area:	1.04+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one vacant parcel totaling 1.04+ acres in the Multi-Family (R-2A) Zone. The General Plan designates the site for Medium Density Residential (16-29 du/ac). Surrounding land uses and zoning includes single-family residences to the north, east, and west, zoned R-2A. Camblin Steel Products is located to the south of the subject site, zoned M-1.

B. Applicant's Proposal

The applicant is requesting to rezone 1.04+ vacant acres from Multi-Family (R-2A) to Light Industrial (M-1) Zone. The rezoning is requested in order to store steel

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APPLC. NO. P89-104 MEETING DATE August 10, 1989 ITEM NO. 12

products for the existing business known as Camblin Steel Services, Inc. The business is immediately south of the proposed storage yard site. The hours of operation will be the same as the existing operation: 7:00 a.m. to 5:00 p.m., Monday through Friday.

The applicant proposes to provide a 6 foot high masonry wall along the western property line and a 6 foot high chain link fence with slats along the north and east property lines.

C. Staff's Analysis

Storage yards for industrial type uses are not allowed in residential zones. Storage of steel products are, however, allowed by right in industrial zones. The subject site is located in an existing single-family neighborhood. Staff surveyed the area and found that a storage yard proposed on the subject site would be an encroachment into the residential neighborhood. A storage yard with a 6 foot high fence and wall would destroy the residential character in the area and would also be an eyesore. Staff is encouraging developers to retain the residential housing stock, residential zoned vacant land, and residential character in this area.

The proposed site is inconsistent with the City's General Plan and Zoning. Land use designations for the General Plan are, however, accurate at 5 acres or larger. The proposed rezoning for the subject site is not compatible with the existing residential uses.

The applicant informed staff that a forklift would be utilized to move products in and out of the storage area. Approximately four forklift trips per hour would occur on the storage lot per day. Staff felt that the noise from the operation will contribute to the existing impacts in the neighborhood. The area is already experiencing noise from the freeway, Southern Pacific Railroad, and aircraft overflights from McClellan Air Force Base.

Lastly, staff has received phone calls from adjacent property owners opposing the rezone. Staff, therefore, does not support rezoning of the subject site due to the proposed use being incompatible with the single-family area, additional noise, and encroachment into the neighborhood.

D. Agency Comments

The proposal has been routed to the City's Traffic Engineer, Engineering, and Building Inspections. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal will not have a significant impact on the environment and has filed a negative declaration with the following mitigation measures:

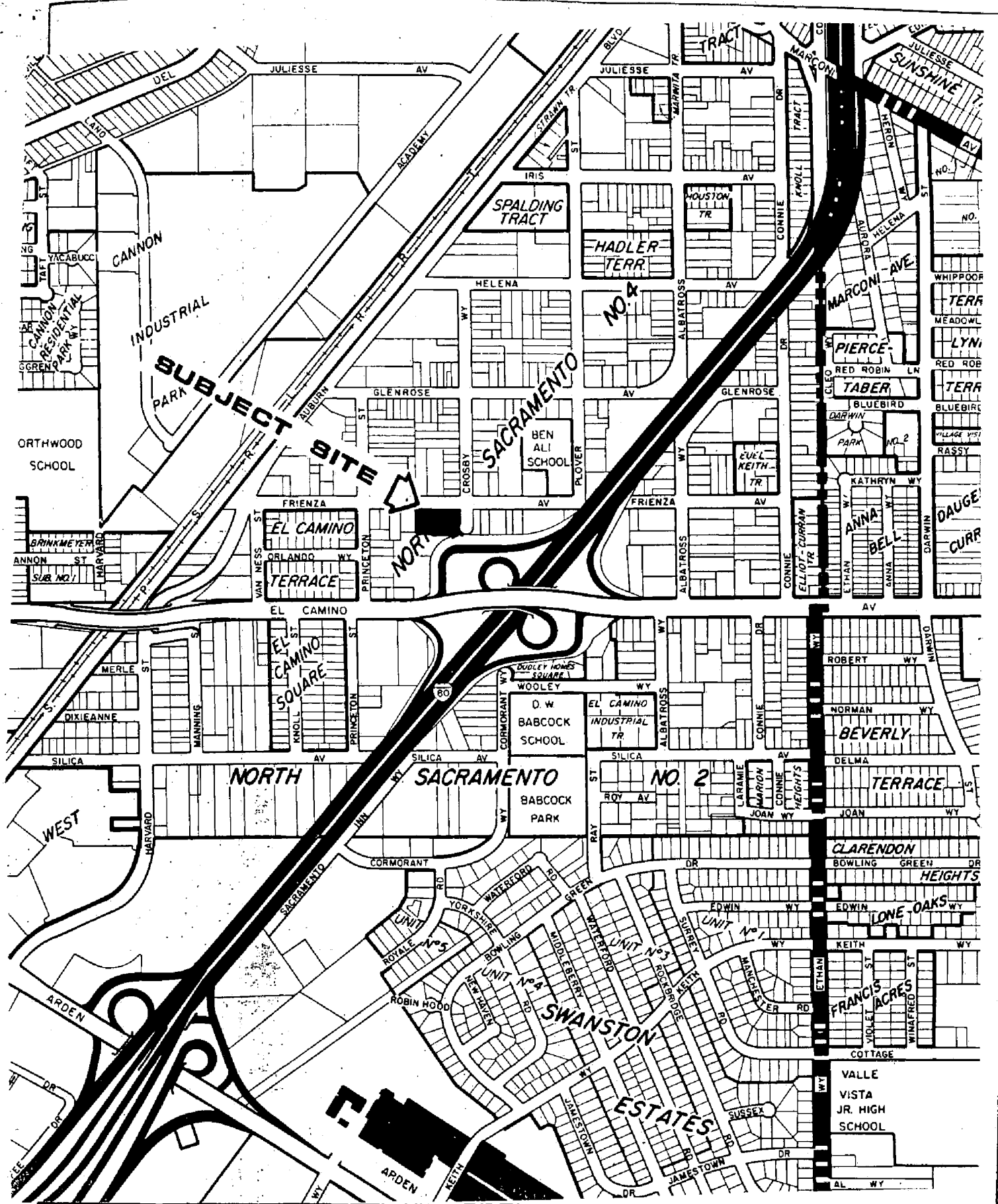
1. The project proponent shall construct a 6 foot high masonry wall along the western perimeter of the project site.

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2. Lighting for the project shall be oriented such that stray light does not fall over boundaries of the project site.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend denial of the rezoning from Multi-Family (R-2A) to Light Industrial (M-1) Zone and forward to City Council.



VICINITY MAP

P89-104

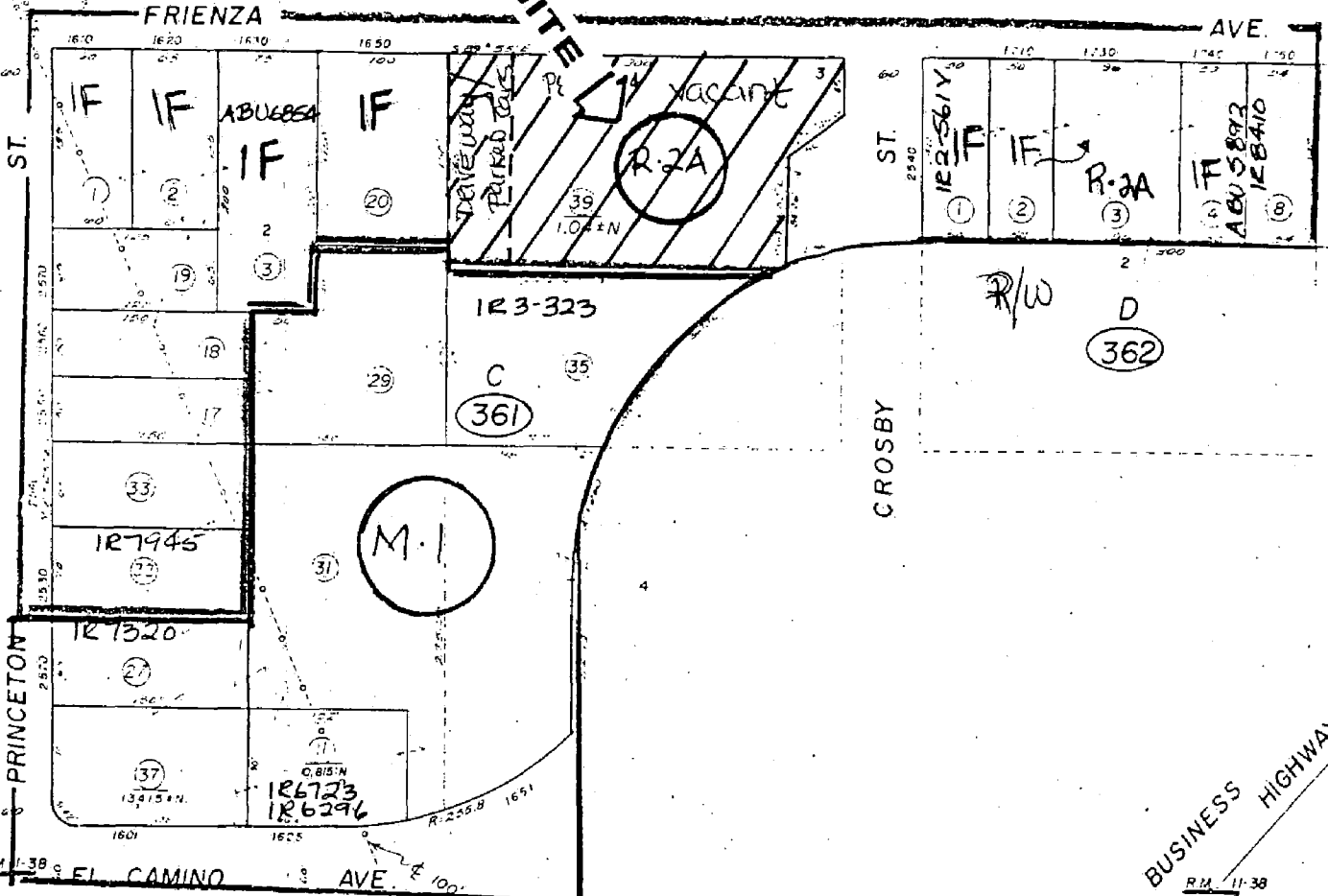
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SUBJECT SITE

IF R-2A (31) IF

IF R-2A



(41)

(362)

M-1

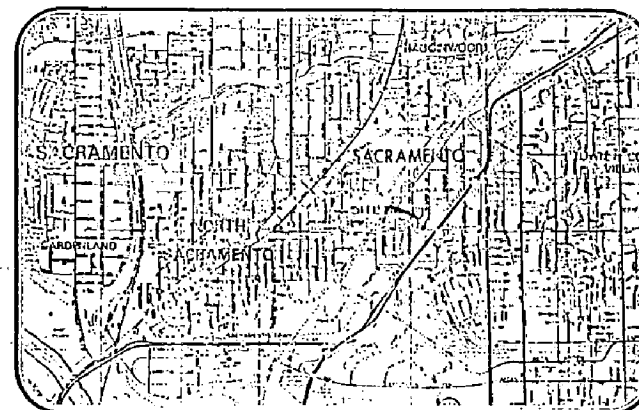
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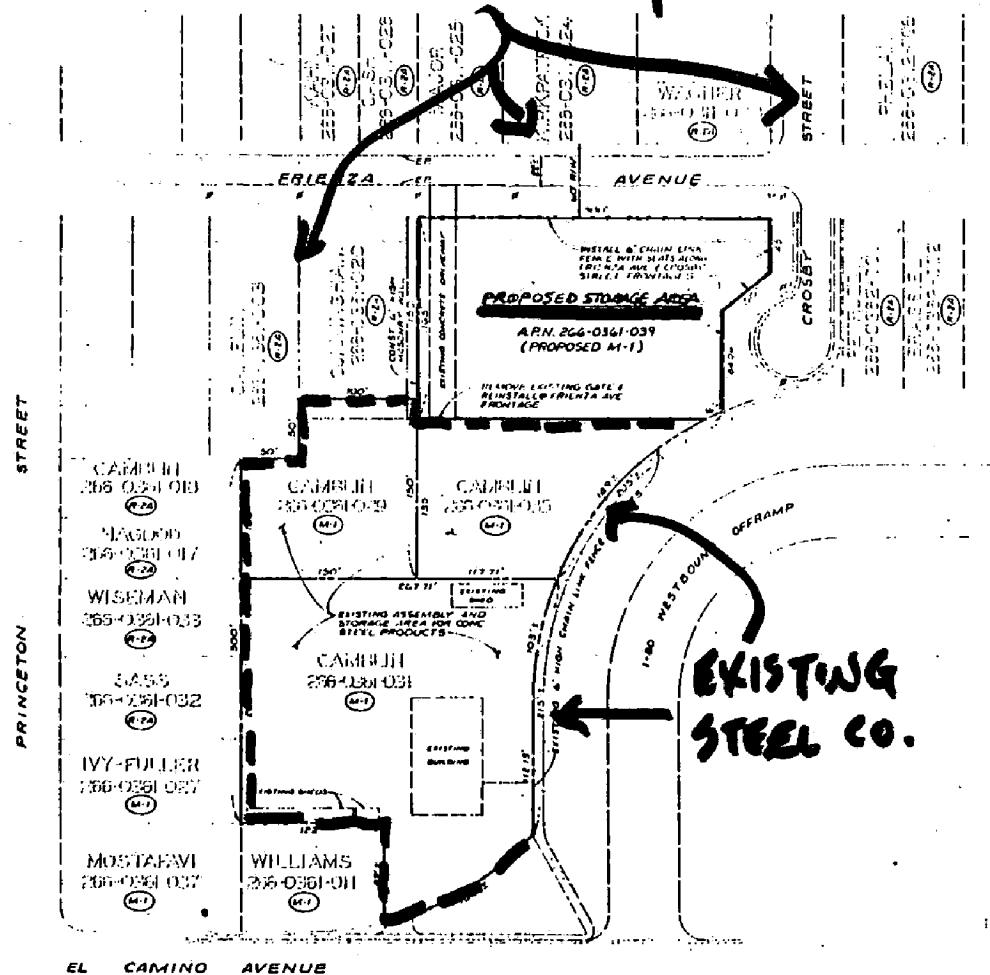
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LAND USE & ZONING MAP

SINGLE FAMILY HOMES



VICINITY MAP



OWNER

CAMBLIN STEEL PRODUCTS, INC.
1635 EL CAMINO AVENUE
SACRAMENTO, CA 95811
PHONE: (916) 422-6700

ENGINEER

GLENN WILLIAMS CIVIL ENGINEERING & SURVEYING
6020 RUTLAND DRIVE, SUITE 10 - CAMDEN, CA 95604
PHONE: (916) 331-4336

GENERAL NOTES

EXISTING ZONING: R-24
PROPOSED ZONING: M-1
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL
456 SQUARE FEET NEW CONSTRUCTION
(2025 AREA: 1024 SQUARE FEET)
WATER SUPPLY: NORTH SACRAMENTO WATER DIST.
SEWER DISPOSAL: CITY OF SACRAMENTO
ELECTRIC SERVICE: 5 AMP 120
GAS SERVICE: PG & E
FIRE DISTRICT: SACRAMENTO FIRE DIST.
PLUMB DISTRICT: CITY OF SACRAMENTO
SCHOOL DISTRICT: NORTH SACRAMENTO SCHOOL DIST.

LEGEND

- EXISTING
- EXISTING ALLEY
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING CHAIN LINK FENCE WITH PLATE
 - EXISTING UTILITY
 - EXISTING EASEMENT

Exhibit A

SITE PLAN

ASSESSOR'S PARCEL NO.
266-0361-039

FEB 15 1989

Date	Description	By	App	Remarks	Drawn

Scale	Drawn by	Checked by
AS SHOWN	GLW	GLW
DATE		

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REZONE EXHIBIT
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