

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carissimi-Rohrer Associates, 1515 River Park Drive, Sacramento, CA 95815		
OWNER	M. L. Towse, Route 4, Box 286, Woodland, CA 95695		
PLANS BY	Carissimi-Rohrer Associates, 1515 River Park Drive, Sacramento, CA 95815		
FILING DATE	1-21-83	50 DAY CPC ACTION DATE	2-24-83
		REPORT BY:	SC:bw
NEGATIVE DEC.	2-14-83	EIR	ASSESSOR'S PCL. NO. 277-061-01,02,03,04,07,08
			09,10,11,15

- APPLICATION:
1. Negative Declaration
 2. Amendment of the 1974 General Plan for 1± acre from Residential to Industrial
 3. Amendment of the 1965 Arden/Arcade Community Plan for 1± acres from Multiple Family Residential to Heavy Commercial and Industrial
 4. Rezone 3.1± acres from Light Density Residential (R-3) and Light Industrial (M-1) to Heavy Commercial (C-4)
 5. Lot Line Adjustment to merge 10 parcels into one 3.1± acre of partially developed land

LOCATION: Southeast quadrant of El Camino Avenue and Eastbound 80

PROPOSAL: The applicant is requesting the necessary entitlements to develop a center of commerce for office, light industrial and heavy commercial uses.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial and Residential
1965 Arden/Arcade Community Plan Designation: Heavy Commercial
Existing Zoning of Site: R-3 and M-1
Existing Land Use of Site: Residential and Industrial

Surrounding Land Use and Zoning:

North: Commercial; M-1
South: Commercial/Industrial; M-1
East: Commercial/Residential; C-2, R-3
West: I-80/Industrial; M-1, TC

Parking Required: 86 spaces
Parking Provided: 86 spaces
Property Dimensions: Irregular
Property Area: 3.1± acres
Square Footage of Lot: 134,992
Square Footage of Building(s): 27,000 (office); 18,000 (warehouse)
Height of Structure: Low rise commercial (one story)
Significant Features of Site: Existing structures
Topography: Flat
Street Improvements: To be upgraded
Utilities: To be provided

000214

BACKGROUND INFORMATION: The subject site is located adjacent to the Interstate 80 and El Camino Avenue in an area presently developed with five residential structures, an office and warehouse facility. The existing structures are all in poor repair and are proposed for removal to accommodate future development. All five structures are occupied.

APPLC. NO. P83-031 MEETING DATE February 24, 1983 CPC ITEM NO. 6

STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

1. The site plan indicates that five commercial buildings will be constructed in a cluster development to provide space for warehousing, office, commercial and light industrial uses. Since it is likely that the proposed development will be accomplished in stages, staff has concern regarding the architectural integrity of the project as it develops. Staff is therefore recommending that future development conform to the attached plans and elevations. Any deviation will require Commission review and approval.
2. Staff reviewed the proposed parking and landscaping shown on the site plan and it appears as though the landscaping is not adequate to meet the required shading for parking lots. Staff recommends that undulating landscaped berms be provided along street setback areas to buffer parking on the site. Landscaping/irrigation and shading plans should be submitted for staff review and approval. Landscaping should consist of a variety of trees, low shrubs and ground cover.
3. At the present time, there are seven structures located on the subject site. In addition, there is a vacant billboard located along El Camino Avenue at I-80 off-ramp. The existing structures provide a mixture of residential and light industrial uses. The site consists of three acres and contains five parcels zoned for light density residential use and five parcels zoned for light industrial use. The subject site is not compatible for residential use due to the number of commercial and industrial uses in the immediate area. Staff therefore supports the applicant's request to rezone the property for heavy commercial development. However, staff has concern regarding the effect of the proposed rezoning on existing uses as it relates to the timing or phasing of the new development. In an effort to ensure that the site will not continue to provide a mixture of residential, industrial and commercial uses, staff is recommending the applicant remove all existing structures prior to any new development on the site.
4. Since the site is located adjacent to I-80 freeway staff has concern regarding future signage for the proposed development. In an effort to ensure that signage does not visually proliferate this freeway corridor, staff recommends that a detailed sign program be submitted for staff review and approval.
5. The City Engineer and Traffic Division reviewed the proposal and had the following comments:
 - a. Frontage improvements be provided to a 29-foot half-section;
 - b. That a right-of-way study be required for Wooley Way and Albatross Way. Right-of-way dedication may be required;
 - c. Standard improvements shall be required.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approval of the General Plan amendment from Residential to Industrial;
3. Approval of the 1965 Arden/Arcade Community Plan amendment from Multiple Family Residential to Heavy Commercial and Industrial;

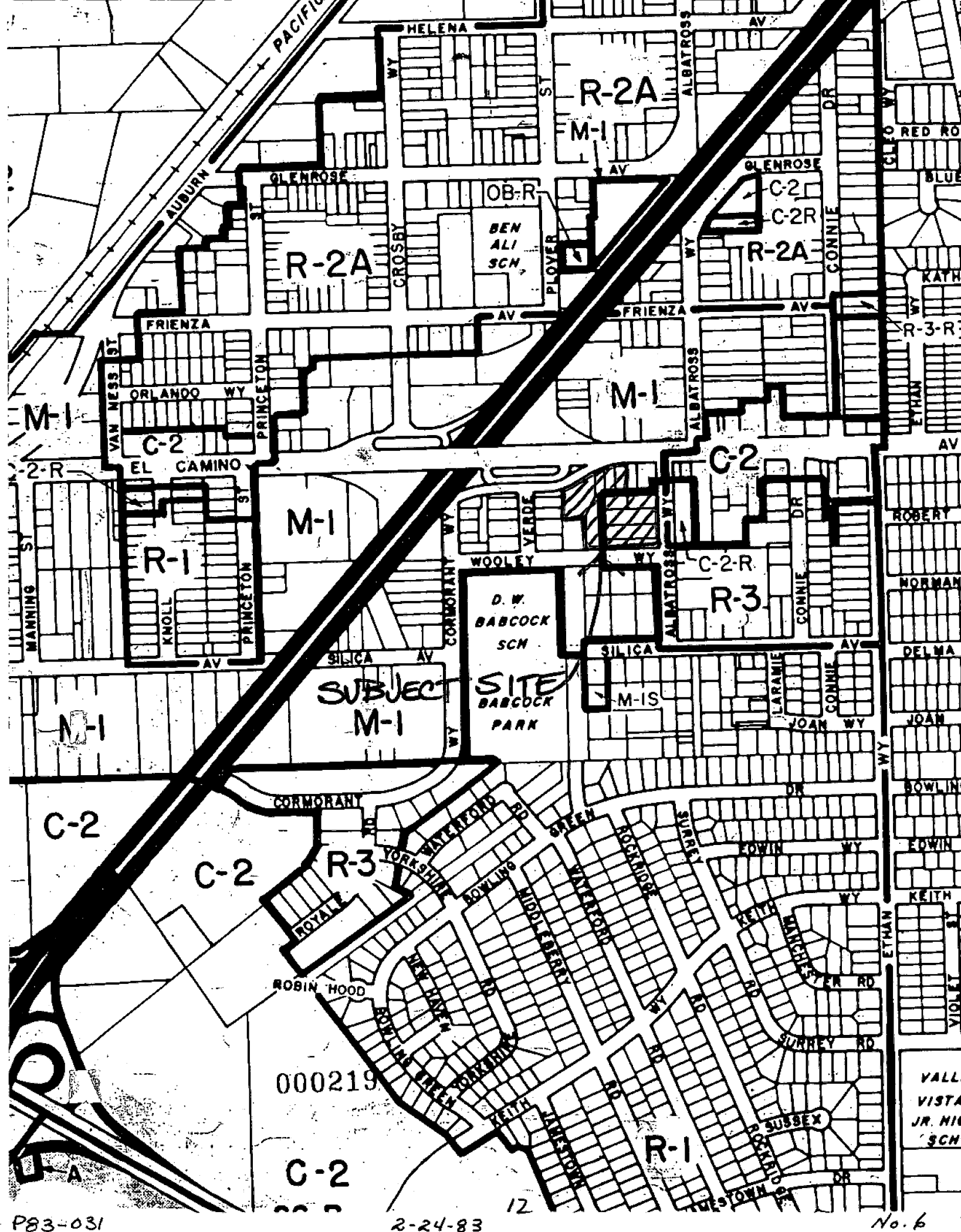
4. Approval of the Rezoning from Light Density Residential (R-3) and Light Industrial (M-1) to Heavy Commercial (C-4-R), subject to conditions to follow;
5. Approval of the Lot Line Adjustment by adopting the attached resolution with conditions:

Conditions - Rezone

- a. The applicant shall secure a Certificate of Compliance for the Lot Line Adjustment to merge 10 parcels into one;
- b. The subject site shall be cleared of existing structures, including the billboard structure prior to issuance of building permits.

Site Plan Modifications

- a. Future development on the site shall conform to the attached site plans and elevations (see Exhibit C);
- b. Detailed landscaping, irrigation and shading plans shall be submitted for staff review and approval prior to issuance of a Certificate of Occupancy. The landscaping shall consist of undulating berms with 15-gallon trees, five-gallon shrubs and ground cover;
- c. All existing structures shall be removed prior to any future development on the site;
- d. The applicant shall submit a detailed sign program indicating the location and size of all signs prior to issuance of a building permit. All signs shall be uniform in design and be consistent with the overall design of the project.



M-1

R-2A

M-1

R-2A

OB-R

BEN ALI SCH

GLENROSE

C-2

C-2R

R-2A

FRIENZA

FRIENZA

M-1

ORLANDO WY

C-2

EL CAMINO

C-2

M-1

R-1

D.W. BABCOCK SCH

C-2-R

R-3

SUBJECT M-1

SITE BABCOCK PARK

M-IS

C-2

C-2

R-3

ROBIN HOOD

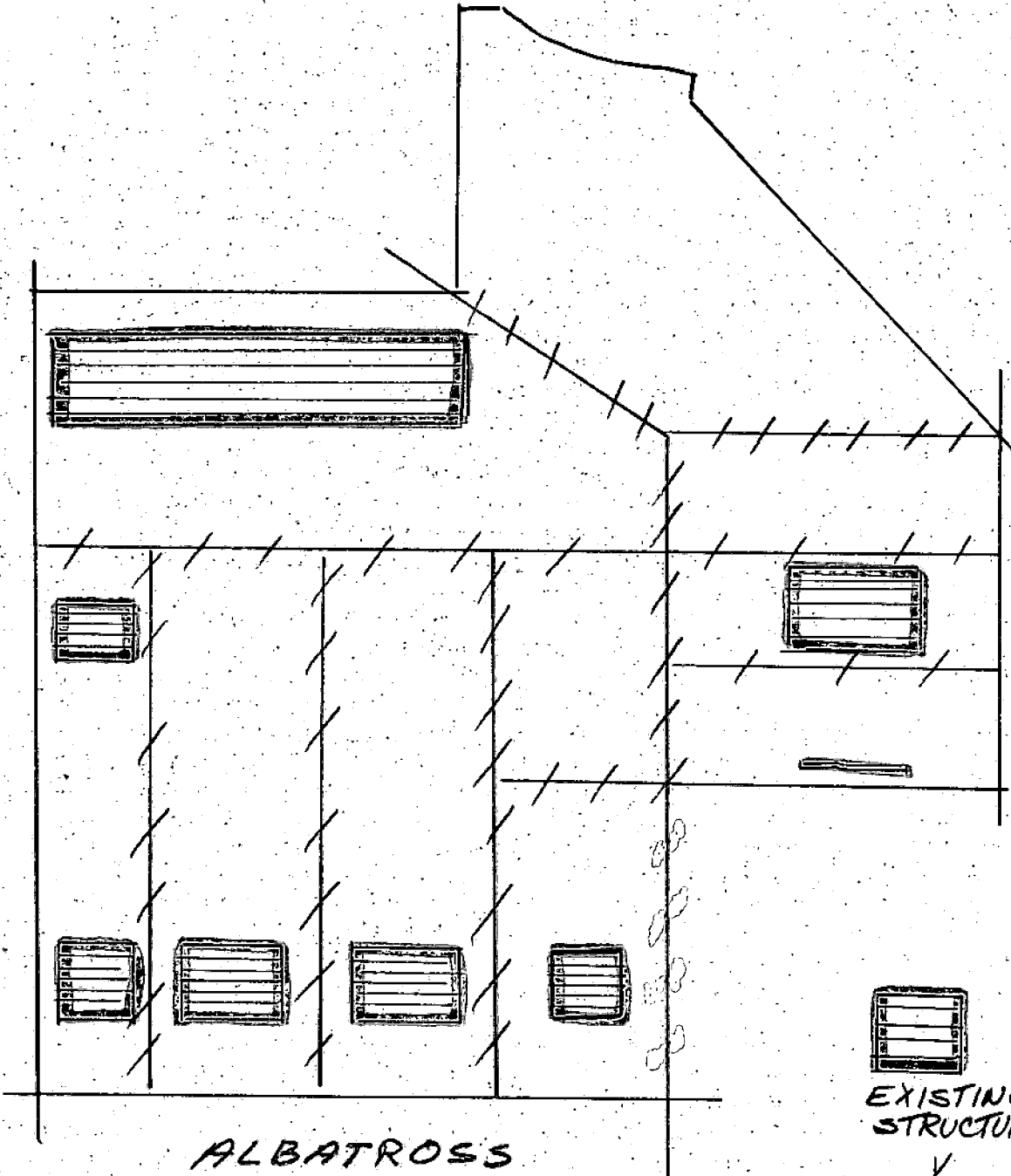
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C-2

R-1

12

WOOLLEY



EXISTING STRUCTURES

LOT LINE TO BE REMOVED

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→ N

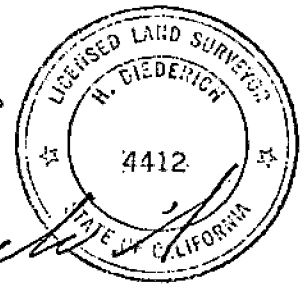
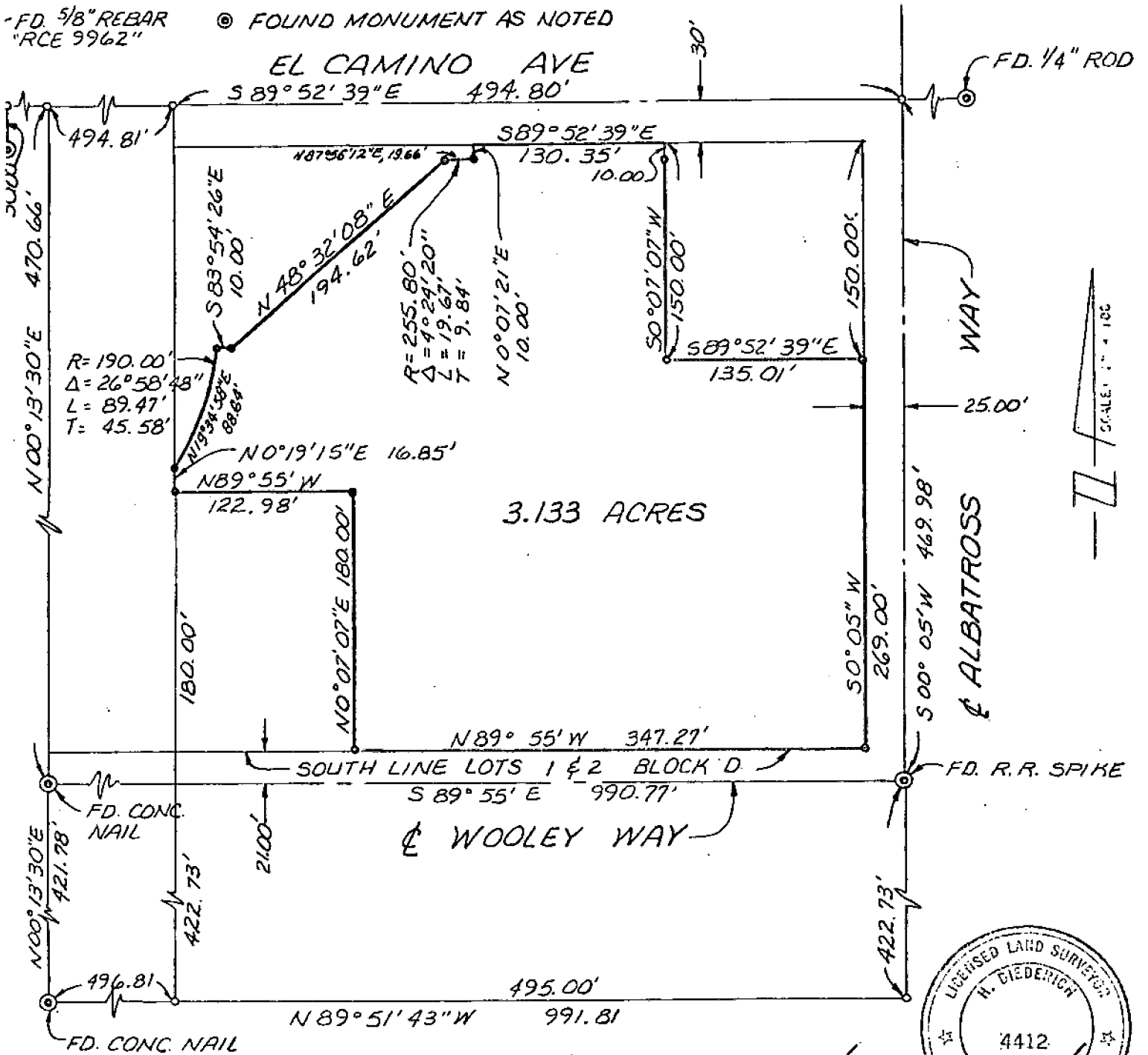
EXHIBIT FOR LOT LINE ADJUSTMENT

LOT 1, BLOCK D, NORTH SACRAMENTO NO. 2

LEGEND

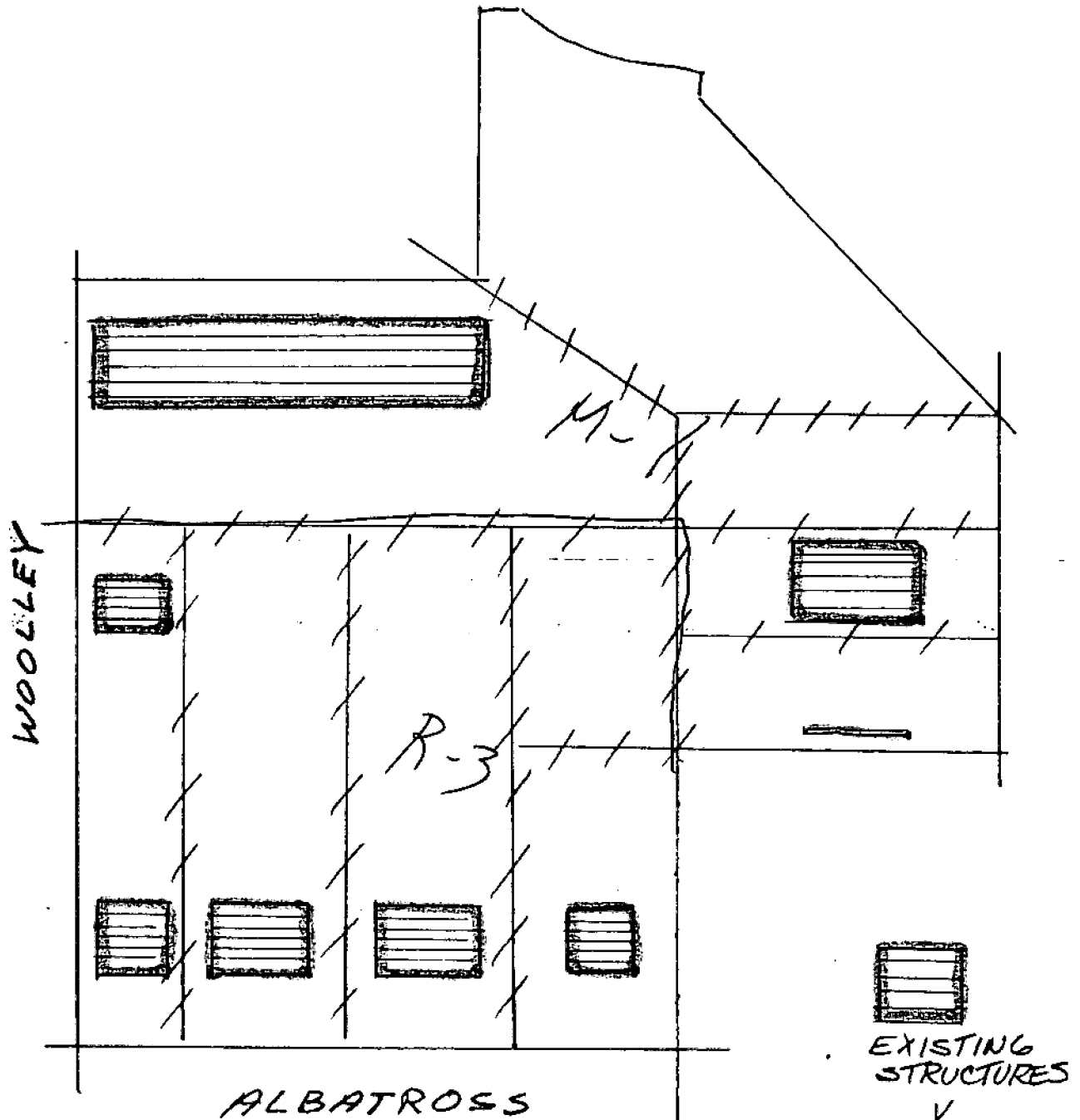
- SET 3/4" I.R. TAGGED "LS 4412"
- ⊙ FOUND MONUMENT AS NOTED

-FD. 5/8" REBAR
"RCE 9962"



H. Diederich
2/6/84

PECHAS/JUSTICE & ASSOCIATES
 CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 4120 NORTHGATE BLVD
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 PHONE (415) 921-7100



→ N

000225

EXISTING STRUCTURES

LOT LINE TO BE REMOVED

