

PROPOSED DEVELOPMENT:

NEIGHBORHOOD RETAIL SHOPS & RESTAURANT

LOCATION:

**S.E. CORNER NORTHGATE BLVD. & WINTERHAVEN AVE.
SACRAMENTO, CA.**

OWNERS:

MR. & MRS. RALPH RYAN

ARCHITECT:

HARRY NYLAND

DATE:

MARCH 21, 1985

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LAW OFFICES
LOBNER AND BULL

KNEELAND H. LOBNER
JAMES M. BULL
THOMAS R. LINCOLN

717-20TH STREET
SACRAMENTO, CALIFORNIA 95814
TELEPHONE 444-2140

June 17, 1985

Sacramento City Council
Sacramento City Hall
915 I St.
Sacramento, CA. 95814

RE: South Natomas Community Plan
Property of Mr. and Mrs. Ralph Ryan
3230 and 3232 Northgate Blvd.
Southeast corner - Northgate Blvd. and Winterhaven Ave.
Assessor Parcel Numbers 250-240-40, 41, and 42

Members of the City Council:

Attached hereto are pertinent documents in support of the request of Mr. and Mrs. Ralph Ryan to retain C-2 zoning for their 74,000 square foot parcel of property above described.

Mr. and Mrs. Ryan propose to develop a restaurant and retail shops on the ~~sights~~,
~~site~~,

Mr. and Mrs. Ryan believe that the project they propose will be a positive improvement to Northgate Boulevard development consistent with over all plans for the Northgate Community.

Your attention to an approval of their project will be consistent with good planning for the area.

Respectfully submitted,

LOBNER AND BULL


By KNEELAND H. LOBNER

KHL:ce

Attachment to Notice of Appeal
of Decision of Sacramento City
Planning Commission

GROUNDS FOR APPEAL

Three parcels proposed by the Planning Commission to be changed from C-2 to R-3R are all located on the east side of Northgate Boulevard running south from Winterhaven containing approximately 70,000 square feet (approximately 1.6 acres).

Purchase of the unimproved corner parcel (250-240-40) at Northgate and Winterhaven was in 1978. In 1980, at the time appellant purchased the remaining two parcels (250-240-41 and 250-240-42) there was a small house on parcel (250-240-41) and a commercial building in which an automobile alternator-generator shop was maintained was located on parcel (250-240-42). This structure was thereafter burned by arson. All three lots were zoned C-2 at the time of purchase.

The three contiguous parcels (the site) are on Northgate, a major feeder street, having adequate major street frontage and area for approximately 14,000 square feet of retail shops and 86 parking spaces.

Having been zoned and previously in a zone and used for commercial purposes for some years, the parcels were never intended for R-3R, which is not a reasonable use for them.

The Commission conclusion that "the site has adequate

Attachment to Notice of Appeal
of Decision of Sacramento City
Planning Commission

major street frontage and square footage for either light density multiple family or local serving office building use", and recommending rezoning from C-2 to R-3R appears inadvisable. A prime location of this kind with the type of access available would be wasted on this use. The site would be in an area where other service type retail is located. A community hospital and a 12 acre shopping center have been approved by the Commission within approximately two blocks of the site of appellants. Immediately on the north side of Winterhaven a ministorage warehouse facility has been approved and is under construction.

LAW OFFICES
LOBNER AND BULL

KNEELAND H. LOBNER
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THOMAS R. LINCOLN

717-20TH STREET
SACRAMENTO, CALIFORNIA 95814
TELEPHONE 444-2140

February 21, 1985

Sacramento City Planning Commission
City Hall
915 I Street
Sacramento, California

RE: Our clients: Ralph J. and Edna Ryan
South Natomas Community Plan Rezone
Parcel Nos. 250-240-4000; 250-240-4100;
250-240-4200
3230 and 3232 North Gate Boulevard (North Gate and
Winterhaven Avenue)

Members of the Planning Commission:

The undersigned represents Mr. and Mrs. Ralph J. Ryan, the owners of the above-described parcels of real property. Our clients have been notified that the Commission intends to reconsider or perhaps change the C-2 Zoning presently on their parcels of property to R-3R Zoning.

Although our clients recognize that the south Natomas Community Plan is conceived to update zoning adopted some years back and is generally for the best interest of the community, they wish to protest the rezoning of their particular parcels. The basis for their objection to rezoning is that they have been working on and wish to complete and present a plan for approximately 25,000 square feet of commercial retail space upon their property in the form of a small shopping center.

The property is 1.7 acres and would accommodate such a development, having approximately 74,000 square feet.

Architect Harry Nylan has been engaged by our client and is in the process of preparing plans for the shopping center development.

The property is ideally located for small shopping center use inasmuch as it is in the immediate vicinity, across the street, and southeast of a large parcel of commercially zoned property and its development would be consistent with the development already planned for that area.

Sacramento City Planning Commission

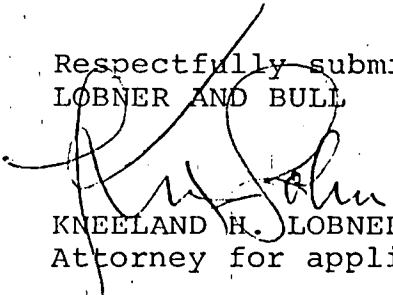
Re: Ralph J. and Edna Ryan

February 21, 1985

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For the above mentioned reasons, our clients hereby request that their parcel be exempted from any present rezoning efforts to change from C-2 to R-3R in order to give Mr. Nylan an opportunity to present his plans to the Planning Commission for your approval. An extension of time for this purpose of 4-6 weeks is therefore requested.

Respectfully submitted,
LOBNER AND BULL


KNEELAND H. LOBNER
Attorney for applicants

HARRY NYLAND

ARCHITECT

1812 J Street / Sacramento, California / 447-2957

March 21, 1985

Sacramento City Planning Commission
City Hall
915 I Street
Sacramento, California

RE: Property of Mr. & Mrs. Ralph Ryan
3230 and 3232 Northgate Blvd.
S. E. Corner - Northgate Blvd and Winterhaven Ave.

Members of the Planning Commission:

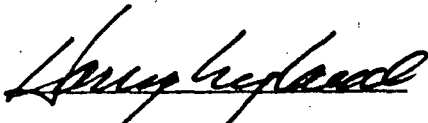
This proposed development for small retail shops and restaurant buildings for this area, we believe, represents utilizing the property to the highest and best use.

The project would be ideally located for neighborhood shops and would provide a desirable element for this vicinity.

My clients, Mr. and Mrs. Ralph Ryan, wish to protest the rezoning of their property so that they may continue with the development of this project.

Attached are copies of drawings of the proposed buildings and and site information.

Respectfully submitted,


Harry Nyland - Architect

HARRY NYLAND

ARCHITECT

1812 J Street / Sacramento, California / 447-2957

Property of Mr. & Mrs. Ralph Ryan
3230 & 3232 Northgate Blvd.
Sacramento, California

Building Site Information:

Property Area:	Net area - 69,689 sq. ft.	= 1.59 Acres
Building Areas:	Retail Shops	= 10,800 sq. ft.
	Restaurant	= 3,000 sq. ft.
	Total Area	= 13,800 sq. ft.
Parking Required:	Retail Shops	= 43 spaces
	Restaurant	= 34 spaces
	Total Required	= 77 Spaces
Parking Provided:	Total Provided	86 spaces
Bicycle Parking:	Total Required	4 spaces
Parking Lot Shade:	Parking Lot Area	= 37,350 sq. ft.
	Shade Required	= 18,675 sq. ft.
	Shade Provided	= 18,700 sq. ft.

WINTERHAVEN AVE.

5.01' 48" 00" E. 286.00'

SERVICE ALLEY

RETAIL SHOPS

SERVICE

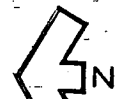
RESTAURANT

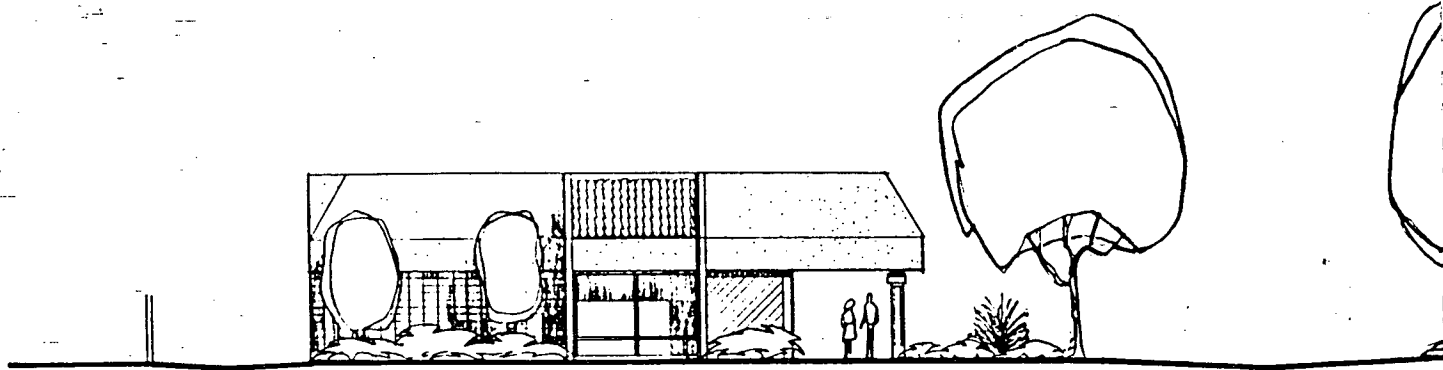
PATIO

NORTHGATE BLVD.

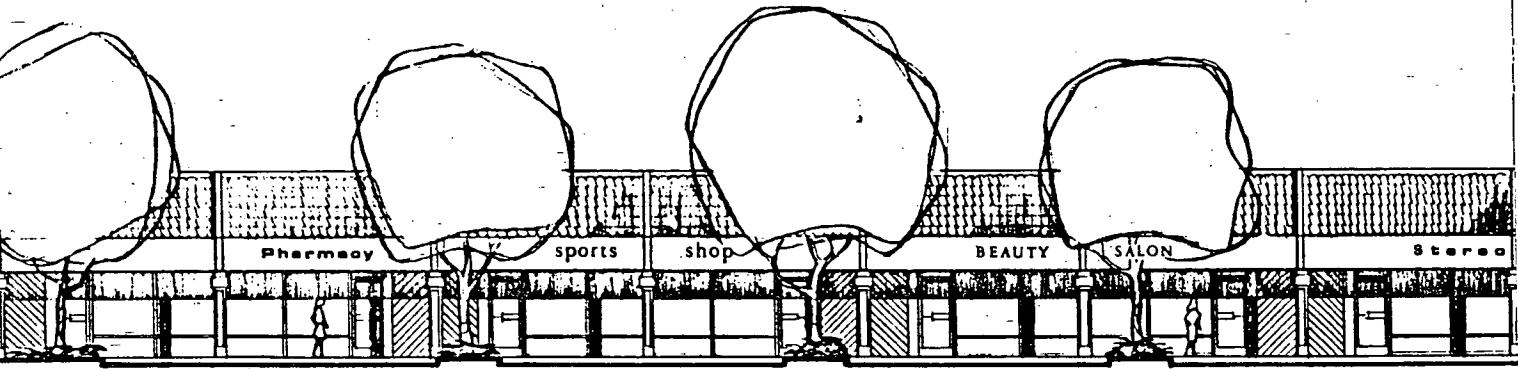
SITE PLAN

1" = 20'





north



west

HARRY NYLAND

ARCHITECT | 1812 J Street / Sacramento, California / 447-2957

RYAN PROPERTY: NORTHGATE BLVD.

THE OWNER HAS BEEN IN PLANNING DISCUSSIONS WITH THE ARCHITECT FOR SEVERAL YEARS TO DETERMINE THE MOST DESIRABLE AND HIGHEST AND BEST USE OF THIS PROPERTY.

THE HIGH STANDARD OF THIS PROJECT, WE BELIEVE, WILL CREATE THE DESIRED EFFECT OF IMPROVEMENT FOR ALL CONCERNED WITH THIS AREA.

THE SCOPE OF THIS PROJECT IS IDEAL FOR NEIGHBORHOOD SHOPS AS THE TOTAL BUILDING AREA IS ONLY 13,800 SQUARE FEET AS OPPOSED TO LARGE SHOPPING CENTERS WITH THEIR TRAFFIC IMPACT.

THE DESIGN OF THIS PROJECT WAS GUIDED BY THE DESIRE TO CREATE A NEIGHBORHOOD ATMOSPHERE BY THE BUILDING SHAPE, MATERIALS AND LANDSCAPING. THE BUILDING PLANS ARE COMPLETED AND HAVE BEEN SUBMITTED TO THE CITY BUILDING DEPARTMENT FOR A BUILDING PERMIT.



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

Date: June 14, 1985

Dear Property Owner:

The Planning Department is notifying all owners of property within 100/~~300~~ feet of the proposed project (described below) that the City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in the City Council Chambers, located on the second floor of City Hall, 915 'I' Street, Sacramento, California on June 27, 1985.

The proposed project is:

P85-224 Lot Line Merger to merge three partially developed lots covering 1.6+ acres in the General Commercial (C-2) zone. Loc: 3232 Northgate Blvd.
APN: 250-240-40,41,42

If you need further information, please contact the Planner on duty at the City Planning Department, 449-5604, and please refer to the above 'P' or 'M' number.

Sincerely,

Suzanne Glimstad

Suzanne Glimstad, Secretary to
the City Planning Commission