



CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

815 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 442-8804

Marty Van Duya

PLANNING DIRECTOR

February 28, 1980

CITY MANAGER'S OFFICE
RECEIVED
FEB 27 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's denial of South Natomas Community Plan Amendment from Residential to Business and Professional; and Rezoning from R-2A to OB zone (P-8669)

LOCATION: 536 West El Camino Avenue

SUMMARY

This is a request for entitlements necessary to develop an 8,122 square foot office building on a site that fronts on West El Camino Avenue. The Planning Commission, in concurrence with staff's recommendation, denied the requests and the applicant subsequently appealed the Commission's decision.

BACKGROUND INFORMATION

The subject site contains 18,744 square feet and fronts on West El Camino Avenue. The staff and Planning Commission do not want to encourage any additional office/commercial uses along West El Camino Avenue which is a major street. West El Camino Avenue is primarily developed with residential uses. There are some vacant parcels and a few non-conforming commercial uses.

This position is based on the recently adopted policies of the South Natomas Plan which discourages strip commercial and encourages development of commercial and offices in concentrated areas. The plan also attempts to reduce the amount of strip commercial along Northgate Boulevard which is only 100+ feet west of the subject site.

In addition, the Gateway Shopping Center is in the process of expanding their site to include additional office and commercial buildings, and there are other sites along Northgate that are zoned to permit office development.

FILED
Patricia Conner
Office of the City Clerk

COUNT TO
3-18-80
MAR 4 1980

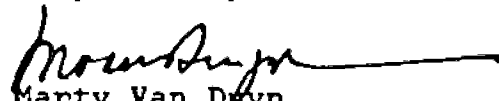
VOTE OF COMMISSION

On November 8, 1980, the Planning Commission by a vote of seven ayes, two absent, denied the requests.

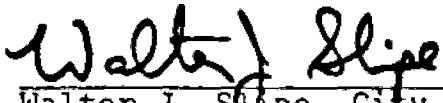
RECOMMENDATION

The staff and Planning Commission recommend that the appeal be denied. If the City Council intends to approve the appeal, the proper action would be to grant the appeal subject to Findings of Fact to be due at a subsequent meeting.

Respectfully submitted,


Marty Van Deyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slape, City Manager

MVD:HY:bw

March 4, 1980
District No. 1

Attachment
P-8669















APR 1 1980
CITY OF TAMPA
PLANNING DEPARTMENT

P8669






NOVEMBER 8, 1979




Item 9

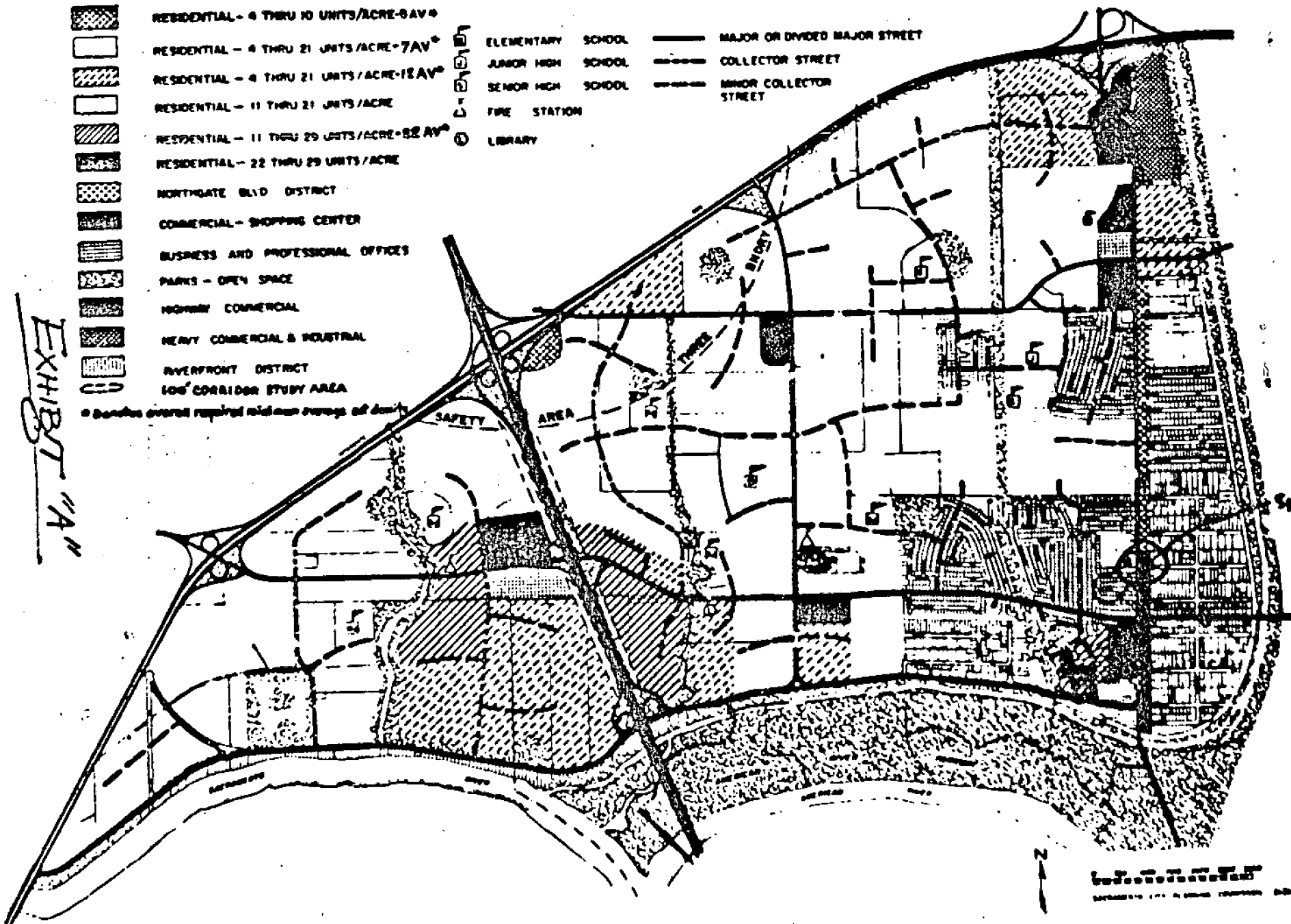
EXHIBIT "A"

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-8AV*
-  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-7AV*
-  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-12AV*
-  RESIDENTIAL - 11 THRU 21 UNITS/ACRE
-  RESIDENTIAL - 11 THRU 29 UNITS/ACRE-52 AV*
-  RESIDENTIAL - 22 THRU 29 UNITS/ACRE
-  NORTHGATE BLVD DISTRICT
-  COMMERCIAL - SHOPPING CENTER
-  BUSINESS AND PROFESSIONAL OFFICES
-  PARKS - OPEN SPACE
-  HIGHWAY COMMERCIAL
-  HEAVY COMMERCIAL & INDUSTRIAL
-  RIVERFRONT DISTRICT
-  LOS CORRIDOR STUDY AREA

* denotes overall required minimum average of density

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

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



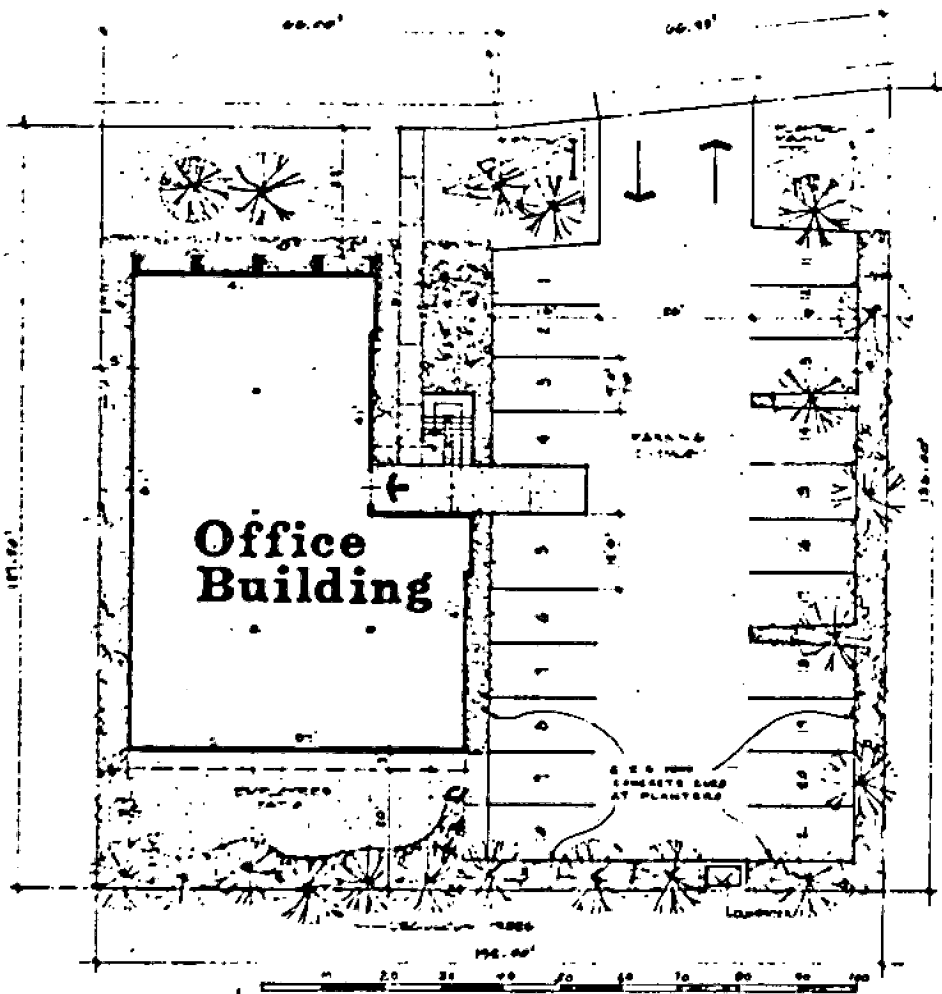
SOUTH NATOMAS COMMUNITY PLAN

P8669

west el camino avenue

NUMBER 8, N79

Item 9



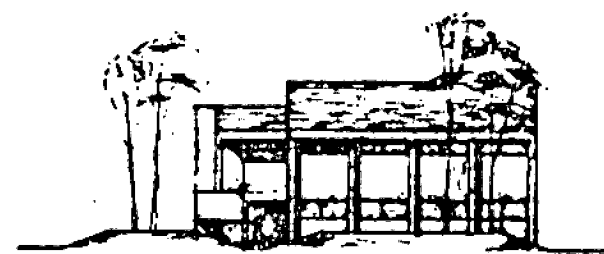
Office Building

site plan



GRAPHIC SCALE 1" = 10' 0"

APPROXIMATE AREA
 OFFICE BUILDING - 8,000 SQ. FT.
 PARKING LOT - 1,000 SQ. FT.
 PLANTING - 1,000 SQ. FT.



north



east



VICINITY MAP

PREPARED BY: [unreadable]

OFFICE BUILDING

124 WEST EL CAMINO AVENUE SACRAMENTO, CALIFORNIA

ARCHITECT: [unreadable]

EXHIBIT "B"

DESIGN: [unreadable]
 DATE: [unreadable]
 SHEET: [unreadable]
 TOTAL SHEETS: [unreadable]

OFFICE BUILDING
 124 WEST EL CAMINO AVENUE SACRAMENTO, CA
 ARCHITECT: [unreadable]
 DATE: [unreadable]

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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5420

LORRAINE MAGANA
CITY CLERK

March 6, 1980

Mr. & Mrs. Robert Murphy
2501 Northgate Boulevard
Sacramento, CA 95833


Dear Mr. & Mrs. Murphy:

The hearing scheduled for March 4, 1980 regarding the APPEAL of Planning Commission's denial of Amendment to Community Plan from Residential to Business/Professional Offices and rezone from R-2A to OB for property located at 536 West El Camino Avenue has been continued to March 18, 1980. (P-8669)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

cc: Planning Department

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