

* AMENDED STAFF REPORT 8/26/82
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Velma D. Murphy		
OWNER	Bob and Velma Murphy and W. Beverly 2501 Northgate Blvd. Sacramento, CA 95833		
PLANS BY	Sylvan Design 7550 Watson Way, Citrus Heights, CA		
FILING DATE	7/22/82	50 DAY CPC ACTION DATE	8/26/82
REPORT BY:	SC:lc		
NEGATIVE DEC.	8/16/82	EIR	ASSESSOR'S PCL. NO. 274/131/02

- APPLICATION:
1. Environmental Determination
 2. Amendment of the 1978 South Natomas Community Plan for 39+ acres from Residential to Business and Professional.
 3. Rezone 39+ acres developed with nonconforming commercial use from Garden Apartment, R-2A zone to General Commercial, C-2.
 4. Variance to waive six foot solid masonry wall on easterly and south property lines (withdrawn).

LOCATION: 536 W. ElCamino Avenue (P-82-181)

PROPOSAL: The applicant is requesting the necessary entitlements to construct an 8,122 sq. ft., 2 story, office building.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 South Natomas Community Plan Designation:	Residential
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Non-conforming commercial structure (Barber shop)

Surrounding Land Use and Zoning:

North:	Commercial and vacant - C-2 ; R-2A
South:	Residential -R-2A
East:	Vacant Residential - R-2A
West:	Commercial - C-2

Parking Required:	20 spaces	Parking Provided	21
- Parking Ratio:	1 per 400 sq. ft.		
- Property Dimension:	127 x 132 sq. ft.		
Property Area:	16,764 sq. ft.		
✓ Square Footage of Building:	8,122 sq. ft.		
Significant Features of site:	Existing residential structure		
Topography:	Flat-existing trees		
Street Improvements:	Existing		
Utilities:	Existing		

APPLC. NO. P82-181

MEETING DATE August 26, 1982

CPC ITEM NO. 13

001156

BACKGROUND INFORMATION: On November 8, 1979 the City Planning Commission denied this request to develop an office use on the subject site. The decision was subsequently appealed to the City Council and the Council denied the appeal on March 4, 1980.

This request was denied because the proposal did not conform to the General Plan or the South Natomas Community Plan which was designed "to discourage additional strip commercial development along Northgate Blvd. and limit all future development to concentrated locations, as shown on the Community Plan map". It was also believed that the nearby Northgate shopping center provided enough space for this type of development and that the proposal would further erode the residential character of the existing neighborhood.

There has been no substantial changes in this application than that submitted in 1979. The circumstances and concerns remain the same as those which prompted the Planning Commission and City Council to deny this previous request.

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

1. The South Natomas Community Plan establishes goals, objectives and policies to ensure that commercial and office uses are developed in a manner that would be beneficial to the community. This proposal is not in conformance with the following goals and policies to:
 - a. "Discourage additional strip commercial and office development along Northgate Boulevard; and limit all future development to concentrated locations shown on the Community Plan map". This site is not in a designated location for this type of development.
 - b. "Prohibit additional strip commercial and office development independent of or adjacent to the designated plan area". This site is adjacent to a designated area which is partially developed with additional new development currently in progress.
2. The site is located near the intersection of Northgate Boulevard and W. El Camino which are major thoroughfares. It is believed that additional traffic congestion would result due to the close proximity of the parking lot entrance and exit to this intersection.

The proposal was reviewed by a representative from the South Natomas Community Association and it was indicated that although they had no objections to this type of use, they were opposed to any development that would increase traffic congestion problems in this area. Since the proposed plan relies on ingress and egress on West El Camino near the intersection of Northgate Boulevard it is believed that traffic congestion will result with this proposed development.

3. This proposal does not conform to the So. Natomas Community Plan for this type of development and therefore, staff is recommending against this request. However, should this project be approved, it is staffs recommendation that the zoning be limited to Office Building-Review, OB-R zone and that medical office use be prohibited since adequate on-site parking is not available for this use.

ENVIRONMENTAL DETERMINATION:

The environmental coordinator has determined that the proposed project will not have a significant adverse effect on the environment, and has filed a Negative Declaration.

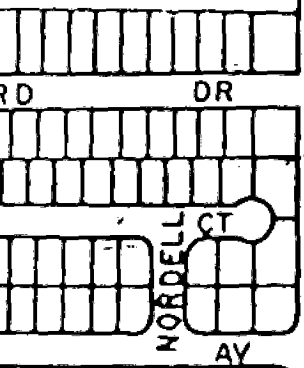
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
- * 2. Deny the South Natomas Community Plan Amendment;
- * 3. Deny the rezone from R-2A to C-2;

* CPC ACTION:

2. RECOMMEND APPROVAL
3. RECOMMEND APPROVAL OF REZONING FROM R-2A TO OB-R

EXHIBIT A



BOWMAN AV

GARDENLAND PARK

HAGGIN AV

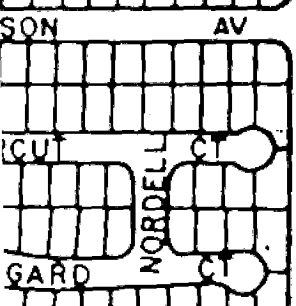
ALETHEA B SMYTHE SCHOOL

R-1

R-1

R-2A-R

WILSON AV



PERALTA AV

WEST EL CAMINO AV

R-3 SUBJECT SITE

C-2

CLEVELAND R-2A

HARDING AV

FIELD DR

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8-26-82

AMERICAN

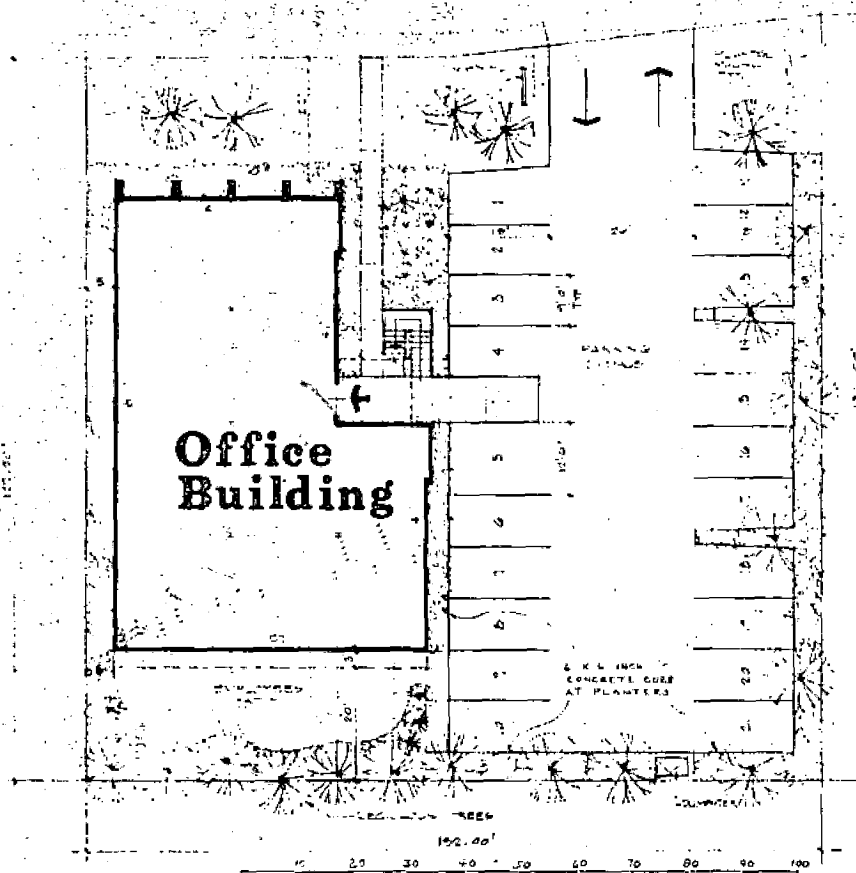
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P 82181

August 26, 1982

west el camino avenue



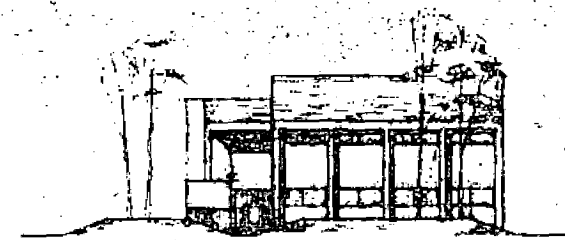
Office Building

site plan

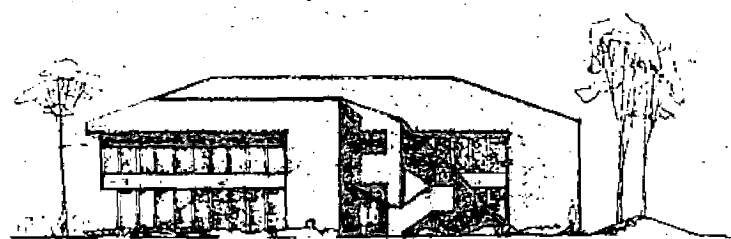


GREEN
ONE INCH =
TEN FEET

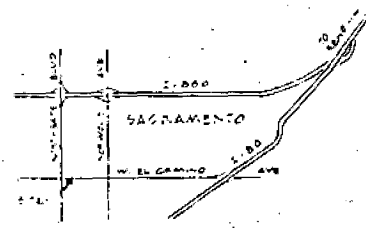
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north



east



VICINITY MAP

OFFICE BUILDING























555 WEST EL CAMINO AVENUE
SACRAMENTO, CALIFORNIA

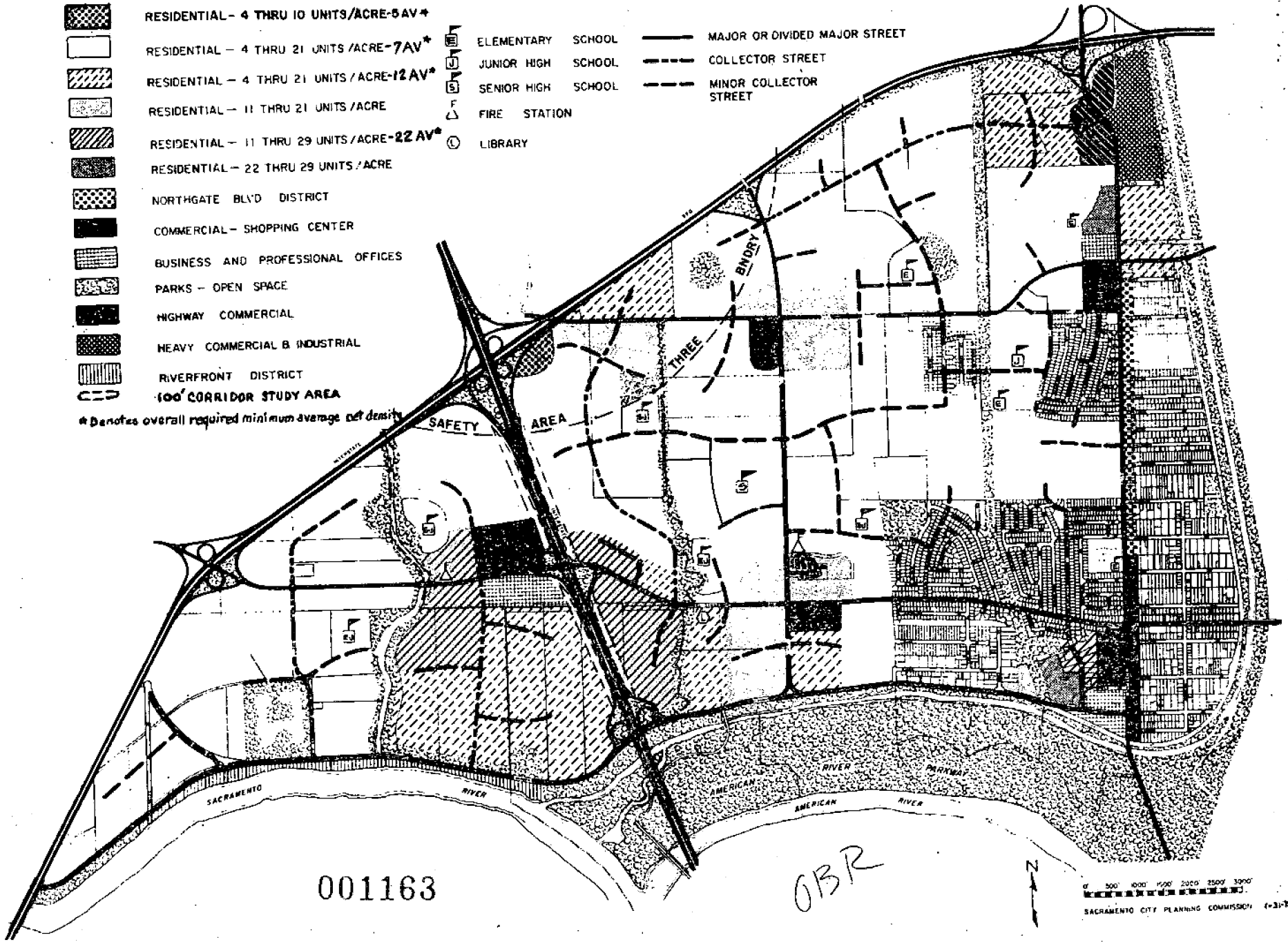
ARCHITECTS:
ROBERT W. WYKE, ARCHITECT
WILLIAM REVENLEY

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#13

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV*
 -  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 & INDUSTRIAL
 -  RIVERFRONT DISTRICT
 -  100' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
 -  JUNIOR HIGH SCHOOL
 -  SENIOR HIGH SCHOOL
 -  FIRE STATION
 -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
 -  COLLECTOR STREET
 -  MINOR COLLECTOR STREET
- * Denotes overall required minimum average net density



SOUTH NATOMAS COMMUNITY PLAN

CITY PLANNING COMMISSION

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

APPLICANT	John B. Britton, 2613 52nd Avenue, Sacramento, CA 95822		
OWNER	John B. Britton, 2613 52nd Avenue, Sacramento, CA 95822		
PLANS BY	John B. Britton		
FILING DATE	7/1/88	ENVIR. DET.	Neg. Dec.
ASSESSOR'S PCL. NO.	021-0365-001		
REPORT BY	BW:pe		

APPLICATION: A. Negative Declaration

B. Plan Review for single family detached home on 0.13+ undeveloped acres in the Standard Single Family - Review (R-1-R) Zone.

LOCATION: Northeast portion of Lacam Circle and 79th Street (15 Lacam Circle)

PROPOSAL: The applicant is requesting the necessary entitlements to develop a single family detached home in the Colonial Terrace No. 1 subdivision.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1 R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant/Pacific R.R. Easement; R-1	Front:	25'	25'
South: Residential; R-1 R	Side(Int):	5'	5'-8'
East: Pacific R.R. Easement; R-1 R			
West: Residential; R-1 R	Rear:	15'	25'

Parking Required: One space
Parking Provided: One space
Property Dimensions: Irregular
Property Area: 0.13+ acres
Square Footage of Building: 1506
Height of Building: 13'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood
Roof Material: Composition Shingle

D. Agency Comments

The proposed project has been reviewed by City Engineering, Traffic Engineering, Building Inspections, Water & Sewer and the City Real Estate Divisions. The following comments were received.

Traffic Engineer

The City's Traffic Engineer has indicated that the submitted plot plan does not match the actual lot configuration on the Assessor's Parcel Page. In addition, the proposed driveway will be located on an elbow and will reduce the driveway depth. Traffic Engineering is therefore, requesting that the applicant:

Re-submit plot plans identifying the layout of the proposed building (20' driveway depth & 25' building setback measured from all points along the front property line) and existing lot configuration to be reviewed and approved by the Planning Director prior to issuance of building permits.

Environmental Determination: The environmental Impact Report for the 1986-2006 General Plan identifies the project site is being located in a potentially hazardous noise environment. The adjacent Southern Pacific Railroad tracks generate a noise level of 74 dB Ldn. This noise level is in excess of the maximum 60 dB Ldn noise standard for the exteriors of single-family residences delineated in the General Plan Noise Element.

The Noise Element requires mitigation measures to reduce noise levels to normally acceptable levels except where such measures are not feasible. No feasible mitigation measures are available in this project.

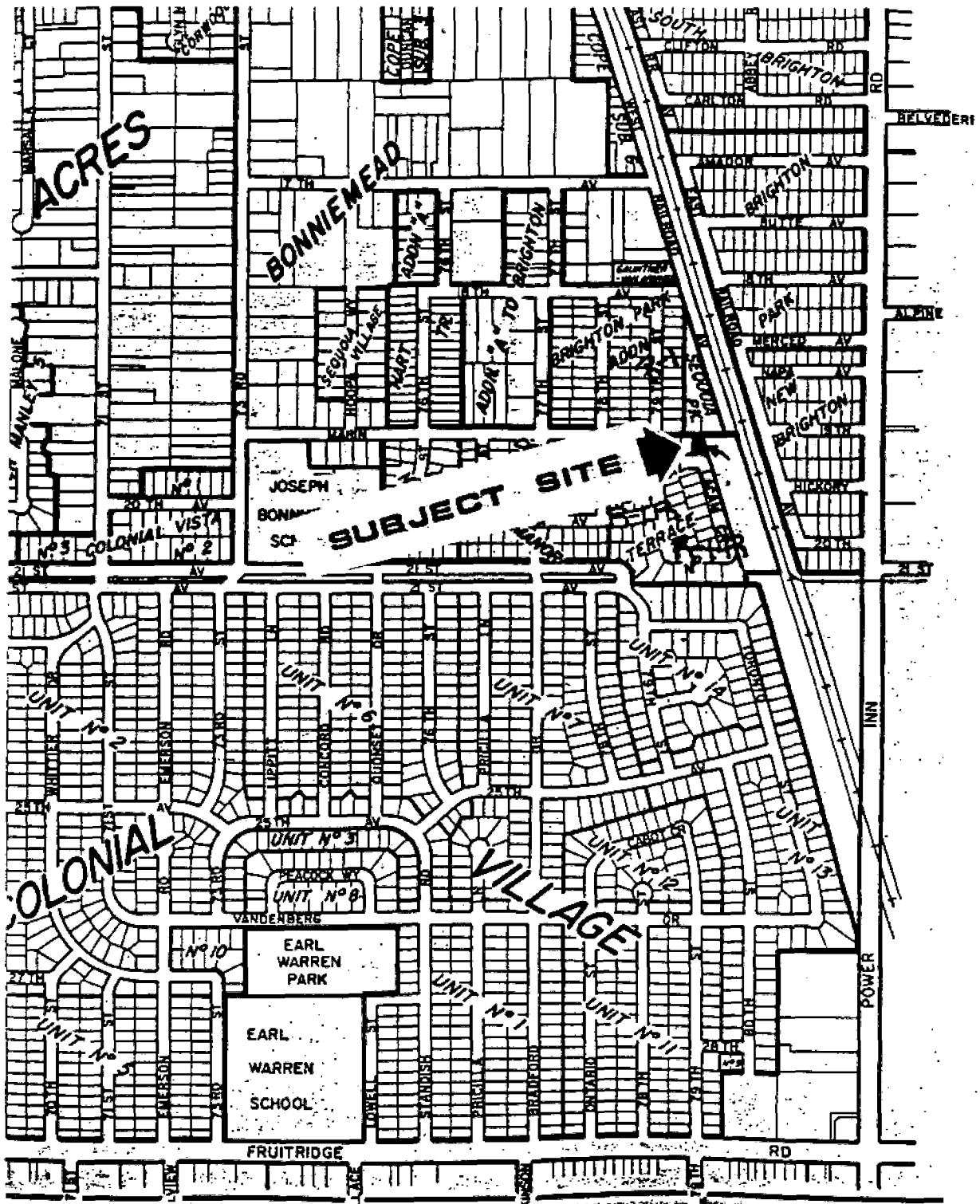
In order to inform future buyers of the potential noise hazard, the applicant shall record the following notice prior to obtaining a building permit:

"NOTICE: This lot is subject to the passage of trains on the adjacent Southern Pacific Railroad. As a result, the use and enjoyment of this lot may be subject to noise, vibration, discomfort, and inconvenience."

The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

Recommendation: Staff recommends the following action

- A. Ratify the Negative Declaration
- B. Approve the Plan Review subject to conditions and based on findings of fact which follow.



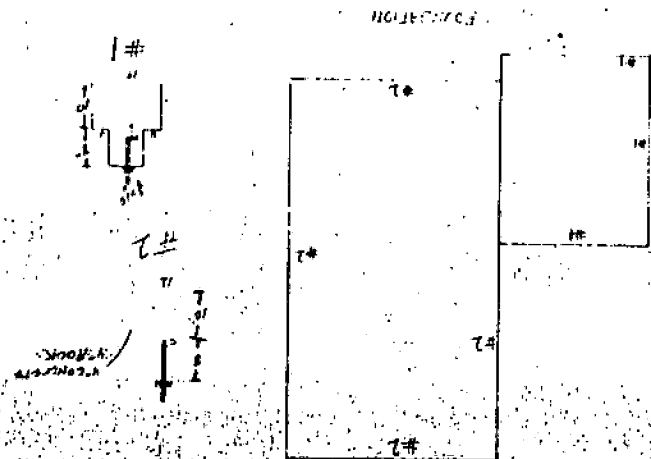
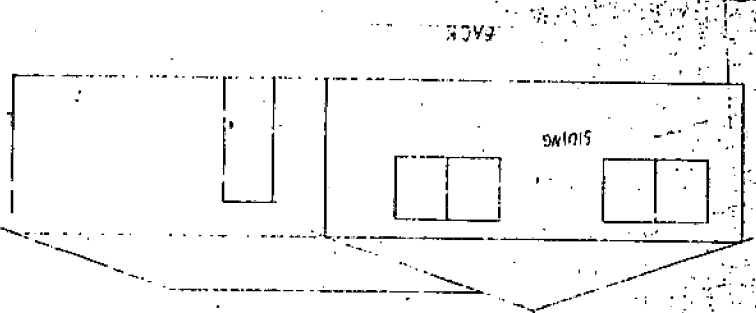
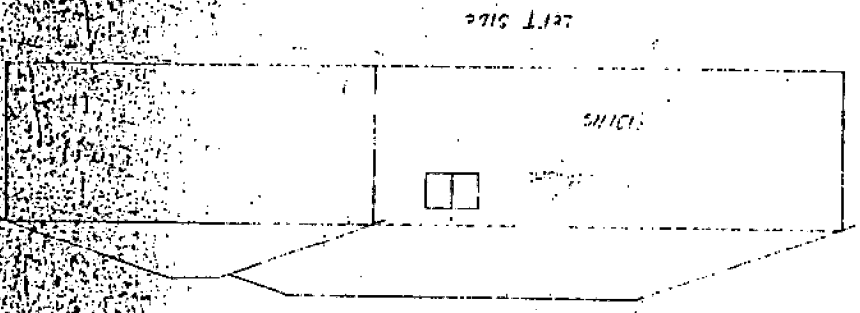
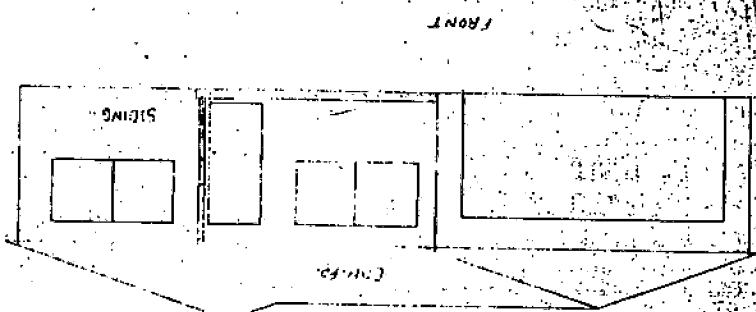
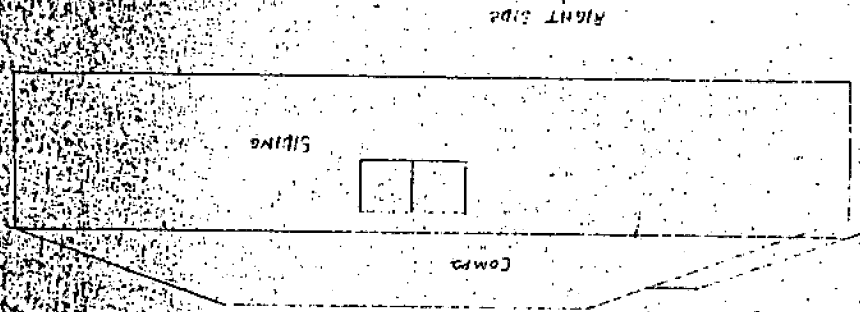
VICINITY MAP

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8-11-88

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EXHIBIT B



Conditions - Plan Review

The applicant shall inform future buyers of the potential noise hazard by recording the following notice prior to obtaining a building permit:

1. The following notice prior to obtaining a building permit: "Notice: This lot is subject to the passage of trains on the adjacent Southern Pacific Railroad. As a result, the use and enjoyment of this lot may be subject to noise, vibration, discomfort and inconvenience. Evidence of recordation shall be submitted to Staff.
2. The applicant shall construct the exterior building material of stucco siding on horizontal masonite wood. The roof shall be constructed of heavy butt composition shingles.
3. Roof material that is equal to or of improved quality than the previously approved projects shall be submitted to the Planning Director for review and approval.
4. The applicant shall resubmit plot plans identifying the layout of the proposed building (20' driveway depth 25' building setback measured from all points along the front property line) and existing lot configuration to be reviewed and approved by the Planning Director prior to issuance of building permits.
5. Elevations depicting exterior building materials and design elements such as bay windows, lighted windows and multi-paneled front doors shall be reviewed and approved by the Planning Director prior to issuance of building permits.

Findings of Fact - Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project is compatible with surrounding land uses which consist of single family residential uses;
 - b. Adequate off-street parking is provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - a. The project's design and exterior building materials are compatible with the surrounding neighborhood;
 - b. Adequate setbacks are proposed.
3. The project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na).

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.13+ acre vacant parcel zoned Standard Single Family-Review (R-1-R). The review designation allows the City to review the project's design prior to issuance of a building permit. The surrounding land uses and zoning include Pacific R.R. easement and congressional grant areas to the north and east, zoned Standard Single Family; and residential homes to the south and west, zoned Standard Single Family - Review. The General Plan designates the site as Low Density Residential (4-15 du/na). The subject site is part of the Colonial Terrace subdivision which was approved by the City Council on February 14, 1978 (P8026). Because the subject site is located in a potentially hazardous noise area, the applicant shall inform future buyers of the potential noise hazard prior to issuance of a building permit.

B. Applicant's Proposal

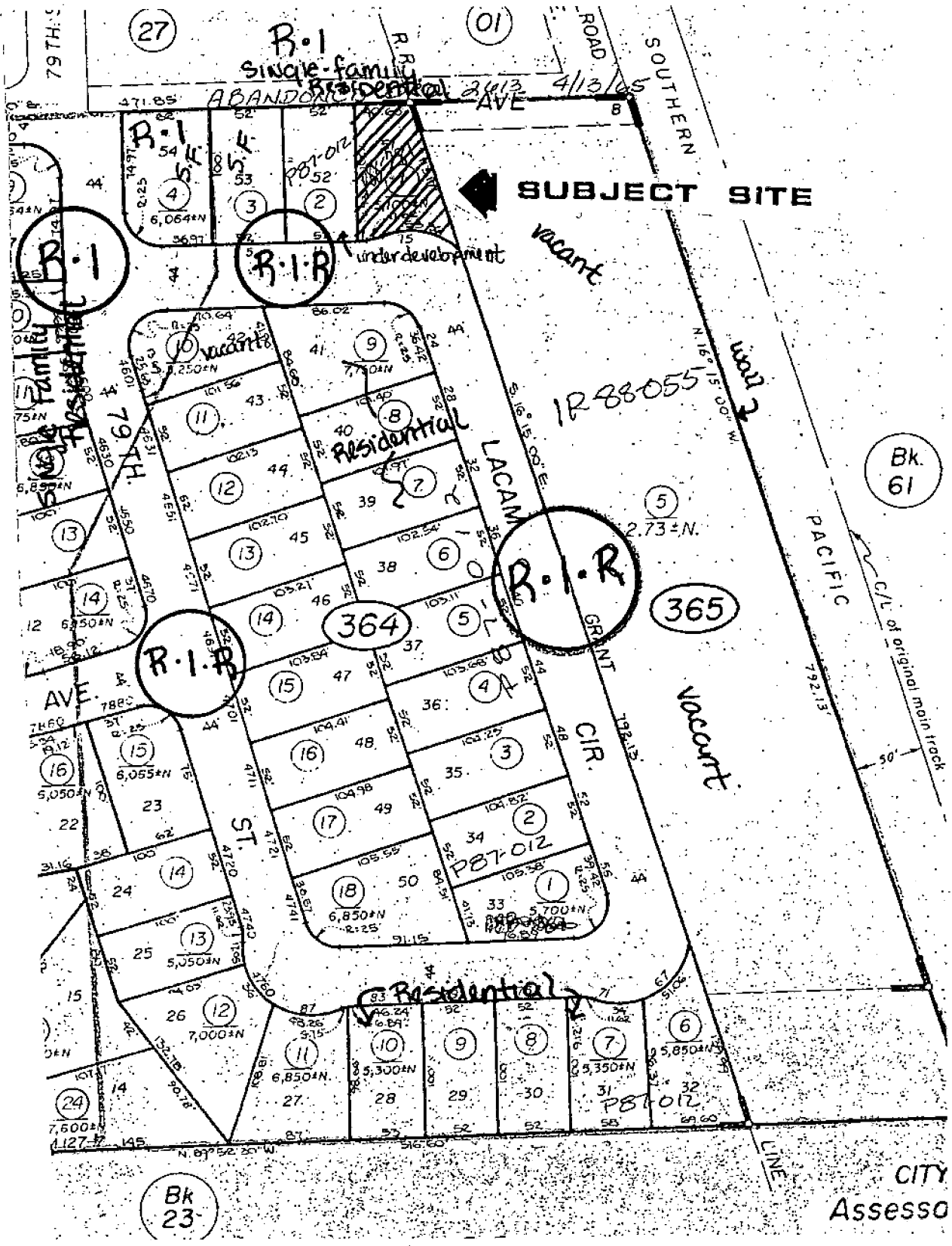
The applicant proposes to construct a 1,506 sq. ft. single family residence (one story) on 0.13+ vacant acres. The subject site will be located within the Colonial Terrace Subdivision on Lot 51.

C. Staff Analysis

The applicant proposes to develop the exterior building materials with wood siding and a gray coloring. Roof material is shown as composition shingle. The exterior building material would detract from the aesthetics of the existing surrounding residences.

Prior to this proposal, the Planning Commission approved eight residential homes adjacent to the subject site, within the Colonial Subdivision (P87-012). The exterior building materials proposed for the homes included stucco siding and some vertical T-1-11 siding. In addition, Planning Commission recommended composition shingle roofs constructed of heavy butt composition shingle. The previously approved projects also included some architectural interest, such as bay windows, lighted windows and multi-paneled front doors.

Staff, therefore, recommends the exterior building material consists of stucco siding or horizontal masonite wood siding to be compatible and consistent with most of the surrounding single family residences. Staff also recommends that the subject site be constructed with some aesthetic quality similar to what was previously approved. Staff further suggests that exterior building materials of equal quality or better be submitted prior to issuance of a building permit. The proposed composition shingle roof shall be constructed of heavy butt composition shingle to be consistent with the surrounding residential units.



LAND USE & ZONING MAP

