



CITY OF SACRAMENTO

13

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 11, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's denial of a Rezoning from  
OB-R Office Building Zone to C-2 General Commercial Zone  
(P84-021) (APN: 049-270-07,15,09)

LOCATION: Northwest corner of Franklin Boulevard and Doss Way.

SUMMARY

This is a request to rezone a 2+ acre site in order to allow the development of 32,200 square feet of retail space. The Planning Commission denied the project and the applicant appealed the Commission's decision.

BACKGROUND INFORMATION

The subject site is located along Franklin Boulevard and directly across the street from Southgate Shopping Center. A service station is located to the north and an office building to the south. Single family residential units are located to the west of the site.

In 1981, the City Council rezoned the site to OB-R Office Building Review Zone. The rezoning was based on a specific plan; however, it was never constructed. The applicant is now requesting to rezone the property to C-2 General Commercial to allow retail sales.

The staff and Planning Commission recommend against commercial zoning for the subject site. The existing office zoning is more appropriate for the site because of the adjacent single family lots that back up to the site. The office zone provides a better buffer and transition to the single family dwellings. A commercial structure would result in the back doors of the structure facing the single family dwellings, which is not desirable.

APPROVED BY THE CITY COUNCIL  
APR 17 1984  
OFFICE OF THE CITY CLERK  
*intent to grant appeal +  
rezone to C-1 Rj PFF &  
Cont to 5-1-84  
with  
Conditions*

City Council

-2-

April 11, 1984

VOTE OF THE PLANNING COMMISSION

On March 8, 1984, the Planning Commission, by a vote of six ayes, one noe, and two absent, recommended denial of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the appeal be denied.

Respectfully submitted,

  
Marty Van Dryn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

HY:lao  
attachments  
P84-021

April 17, 1984  
District No. 7

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: 3-19-84

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of March 8, 1984 when:  
(Date)

X Rezoning Application          Variance Application  
         Special Permit Application         

was:          Granted X Denied by the Commission

GROUND FOR APPEAL: (Explain in detail)

Failure to realize need of small tenant oriented retail space  
          
          
        

PROPERTY LOCATION: West side of Franklin Boulevard north of Doss Way

PROPERTY DESCRIPTION: 2 acres of vacant ground

ASSESSOR'S PARCEL NO. 049 - 270 - 07,09,15

PROPERTY OWNER: Robert LaBella, et al

ADDRESS: <sup>7300</sup> Franklin Boulevard, Sacramento 95823

APPLICANT: Buzz Oates Enterprises

ADDRESS: 8401 Jackson Road, Sacramento, California 95826

APPELLANT: ( Charles Massie ) ( Charles Massie )  
(SIGNATURE) PRINT NAME

ADDRESS: 8401 Jackson Road, Sacramento, California 95826

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. 3020  
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF:         

P- 84-021

5/82

(4 COPIES REQUIRED): MVD

HY  
WW

LO EP  
SG  (Original)

(3)

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 8, 1984

ITEM NO. 11 FILE NO. P-84-021  
M- \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  ENVIRONMENTAL DET.
- SPECIAL PERMIT  OTHER Entitlements
- VARIANCE

Recommendation LOCATION: N/W corner Franklin Blvd / Doris Way

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	A			
Ferris	✓			
Fong	A			
Goodin		✓		
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			✓
Simson	✓			
Holloway	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

13  
File

CITY PLANNING DEPARTMENT

FEB 23 1984

RECEIVED

February 22, 1983  
City Planning Department  
927 Tenth Street  
Sacramento CA 95814

Attention: Ms Suzanne Glinstad

Dear Ms Glinstad:

This is to register my concern over  
P-84-021 the proposed project to rezone  
from office Building to General Commercial the  
NW cor. Franken Blvd + Doss way. With a  
vast shopping center just across the street from  
the proposed project, another retail structure  
bordering our Meadowgate residential area is  
superfluous, I'm also concerned about  
the traffic flow down Doss, to the curve on  
Mandy, already heavily traveled by the resi-  
dents of Meadowgate, I prefer that my home  
at Doss and Mandy and the Meadowgate area  
in general, its esthetics and health, not be  
endangered by commercial infringement.

Thank you for your attention,

Sincerely,

Muriel Robinson M.D.  
P.O. Box 28097  
Sacramento CA 95828

(5)

CITY PLANNING COMMISSION

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

APPLICANT	Massie & Oates, 8401 Jackson Road, Sacramento 95826	381-3600
OWNER	Robert C. LaBella, 7300 Franklin Boulevard, Sacramento 95823	
PLANS BY	Leo McGlade & Associates, 3417 Arden Way, Suite A, Sacramento 95825	488-8380
FILING DATE	1/19/84	50 DAY CPC ACTION DATE
		REPORT BY: SD
NEGATIVE DEC	2/13/84	EIR
		ASSESSOR'S PCL NO. 049-270-07, 15, 09

- APPLICATION:
1. Environmental Determination
  2. Rezone 2+ acres from Office Building (OB-R) to General Commercial (C-2) (Sec. 13)
  3. Lot Line Adjustment to merge 3 parcel (Sub. Map Act. Sec. 66499.20 3/4) Withdrawn

LOCATION: Northwest corner of Franklin Boulevard and Doss Way

PROPOSAL: The applicant is requesting the entitlements necessary to develop a two-acre parcel with a retail sales structure.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office  
 1965 Southgate Community  
 Plan Designation: Shopping or Commercial  
 Existing Zoning of Site: OB-R  
 Existing Land Use of Site: Vacant

SURROUNDING LAND USE AND ZONING:

North: Service Station; County  
 South: Office, OB-R  
 East: Shopping Center; County  
 West: Vacant and Residential, OB-R, R-1

Parking Required: 129 spaces  
 Parking Provided: 129 spaces  
 Parking Ratio: 1:250 sq. ft. gross floor area  
 Property Dimensions: Irregular  
 Property Area: 2+ acres

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Square Footage of Building: 32,200 sq. ft.  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: To be provided  
 Exterior Building Colors: Earthtone  
 Exterior Building Materials: Stucco, glass, wood - roof (wood shingles)  
 Height of Structure: 20 feet, one-story

BACKGROUND INFORMATION: On December 15, 1981, the City Council approved a rezone from Agricultural (A) to Office Building - Review (OB-R) for the subject site. The proposed office structure was never erected.

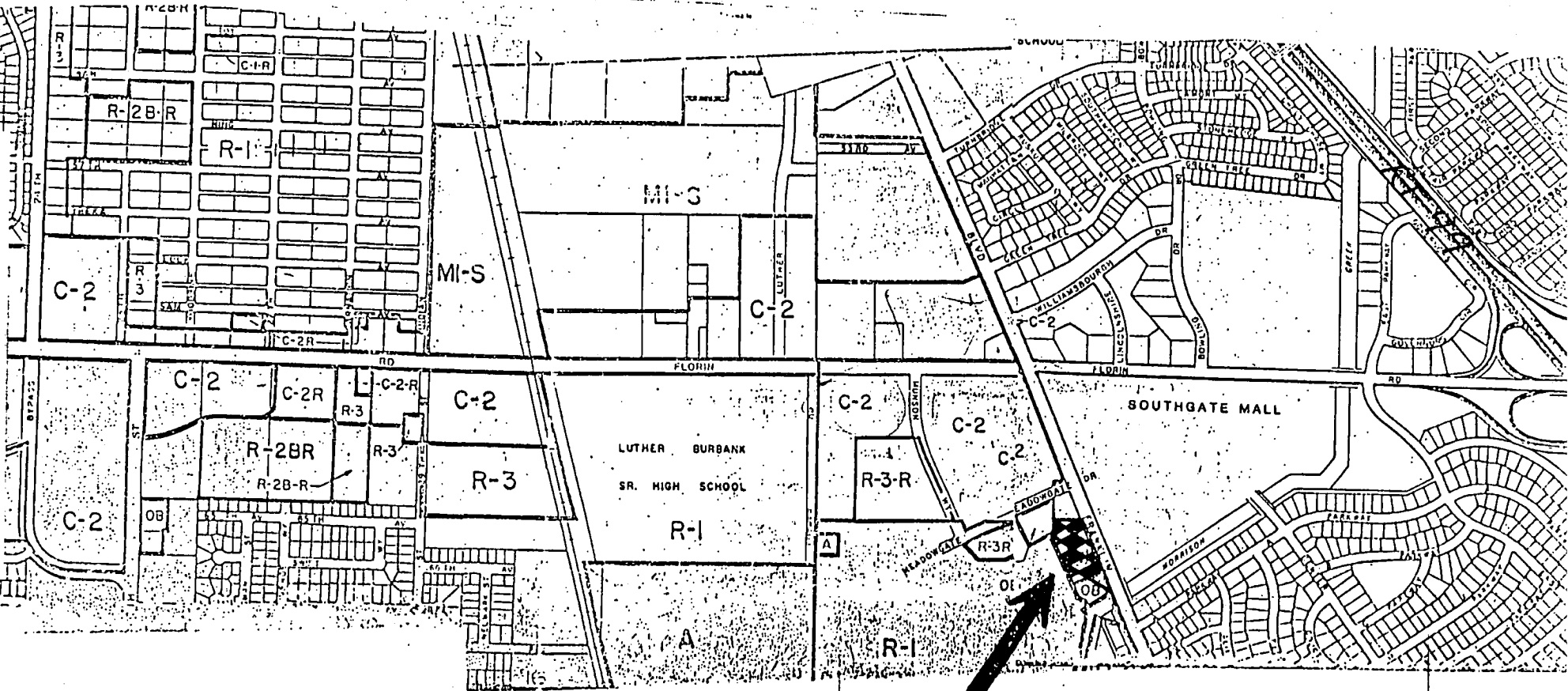
STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located south of Florin Road, on Franklin Boulevard. Florin Road is a corridor of commercially zoned property extending, within the City limits, from 24th Street to Franklin Boulevard. There are many vacant structures and partially developed sites along this corridor. Southgate Mall, which is within County jurisdiction, is located on the east side of Franklin Boulevard across from the subject site. Because the mall is being renovated, there are many vacant shops including the old Lucky's Market. Both sides of Florin Road from Franklin Boulevard to Route 99 are designated Limited Commercial by the County. This designation permits retail sales uses. The Florin Road commercial corridor is 2+ miles long. There is adequate land within the vicinity of the subject site on which to locate 32,000 square feet of retail sales uses. Therefore, there is no need for additional commercial zoning in the area.
2. The subject site is located on the southern fringe of the Florin Road commercial corridor. Property immediately west of the subject site is zoned for residential uses and is partially developed. The parcel south of the subject site is also zoned OB-R and is developed with an office structure. The Office Building zone functions as a transitional zone between the commercial uses to the north and east and residential uses to the west. The Office Building zoning is also compatible with the OB zoning south of the subject site.
3. The applicant should be aware that a 6 foot masonry wall wall is required between commercial construction and residentially used or zoned property. Therefore, a wall is required along the western property line, and will be required when building permits are approved.
4. In conclusion, staff cannot support the rezoning request. There is sufficient appropriately zoned land within the vicinity of the subject site on which to locate retail uses. The current zoning (OB-R) provides a transition between residential and general commercial uses. Staff believes the OB zone to be more appropriate for the subject site than the C-2 requested by the applicant.

STAFF RECOMMENDATION:

1. Ratification of the Negative Declaration.
2. Denial of the rezoning from Office Building - Review to General Commercial (C-2).

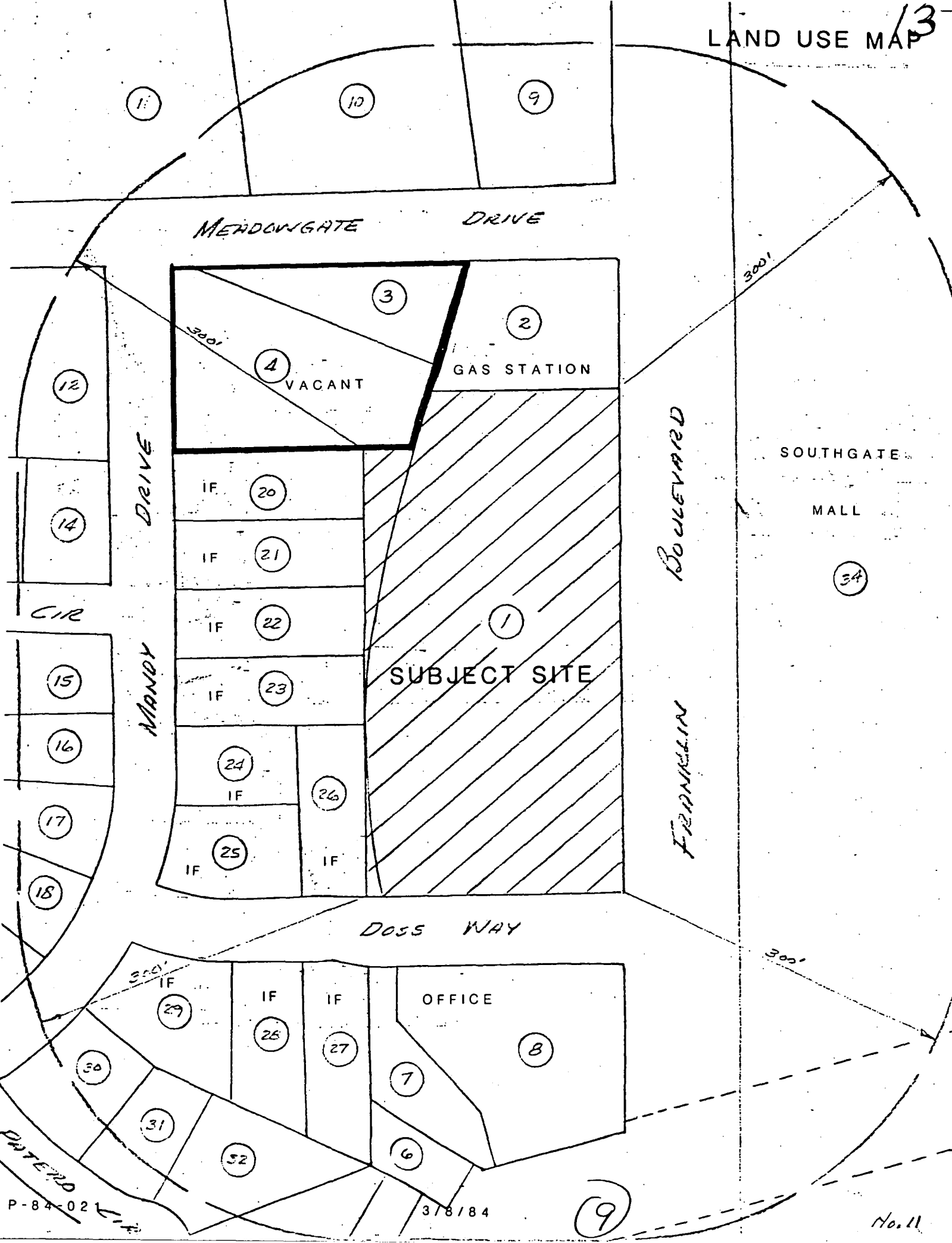
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SUBJECT SITE

LOCATION MAP





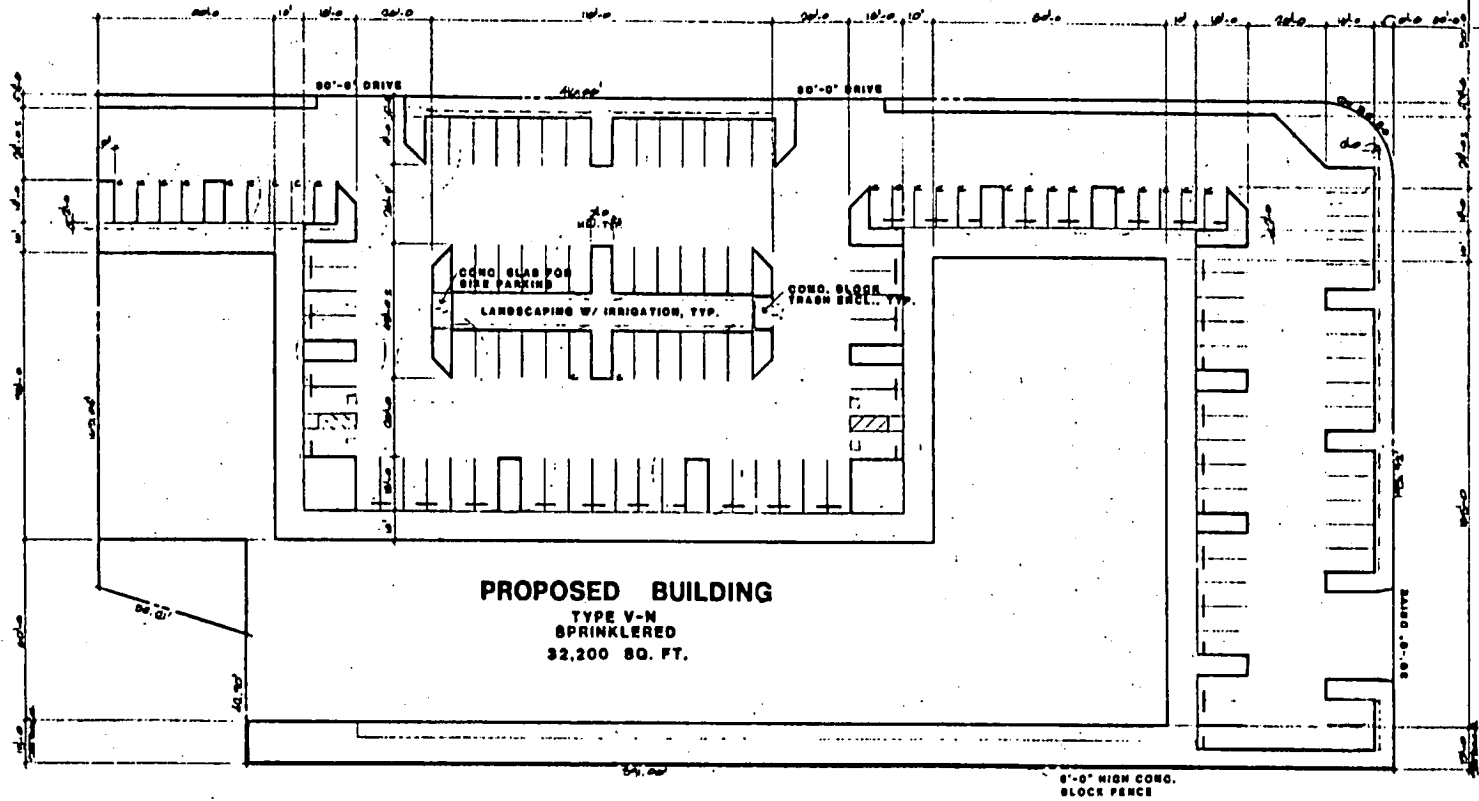
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No. 11

SITE PLAN

FRANKLIN BLVD.

EXISTING SERVICE STATION



PROPOSED BUILDING  
TYPE V-N  
SPRINKLERED  
32,200 SQ. FT.

EXISTING RESIDENTIAL

# SITE PLAN

1"=20'-0"

### PARKING DATA

30,000 SQ. FT. = 100% 10' x 20' SPACES / 3000  
 4 LANEWAY @ 10' x 10'  
 71 SPACES (20%) 70' x 10'  
 45 SPACES (20%)

### SHADING DATA

TOTAL SHAD. AREA 40,000 sq ft  
 PERCENT SHAD. AREA 13.3%  
 20' x 10' x 10' = 20,000 sq ft  
 4' x 10' x 10' = 4,000 sq ft  
 07,000 sq ft

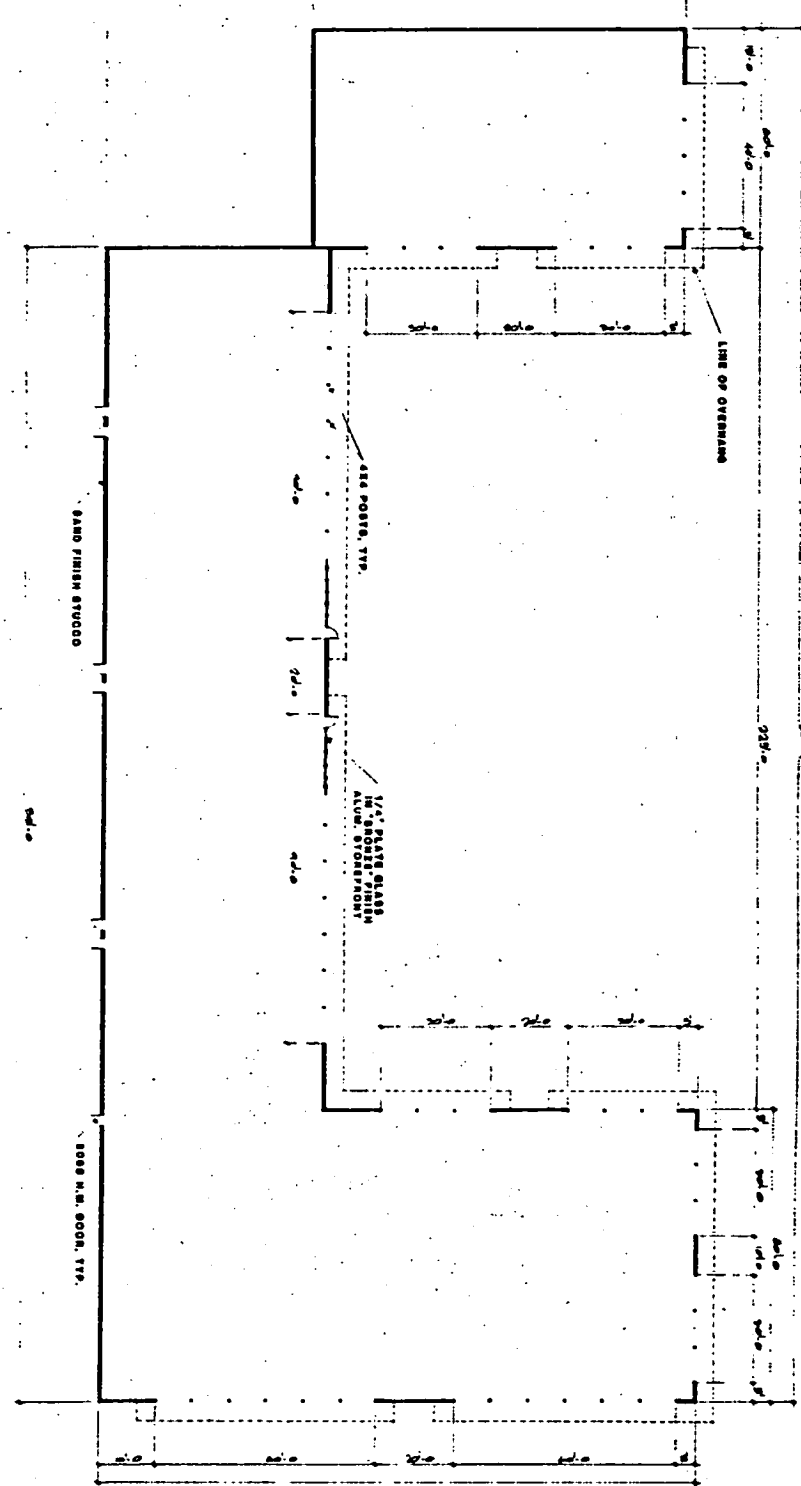
ALL PLANTING TO BE DONE BY CONTRACTOR

	<b>SITE PLAN</b>
<b>PROPOSED RETAIL COMPLEX</b>	
FRANKLIN BLVD. CITY OF SACRAMENTO, CA.	
P-84-021	

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3/8/84

P-84-021

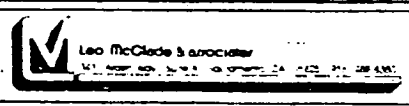


BUILDING FLOOR PLAN  
1/8"=1'-0"



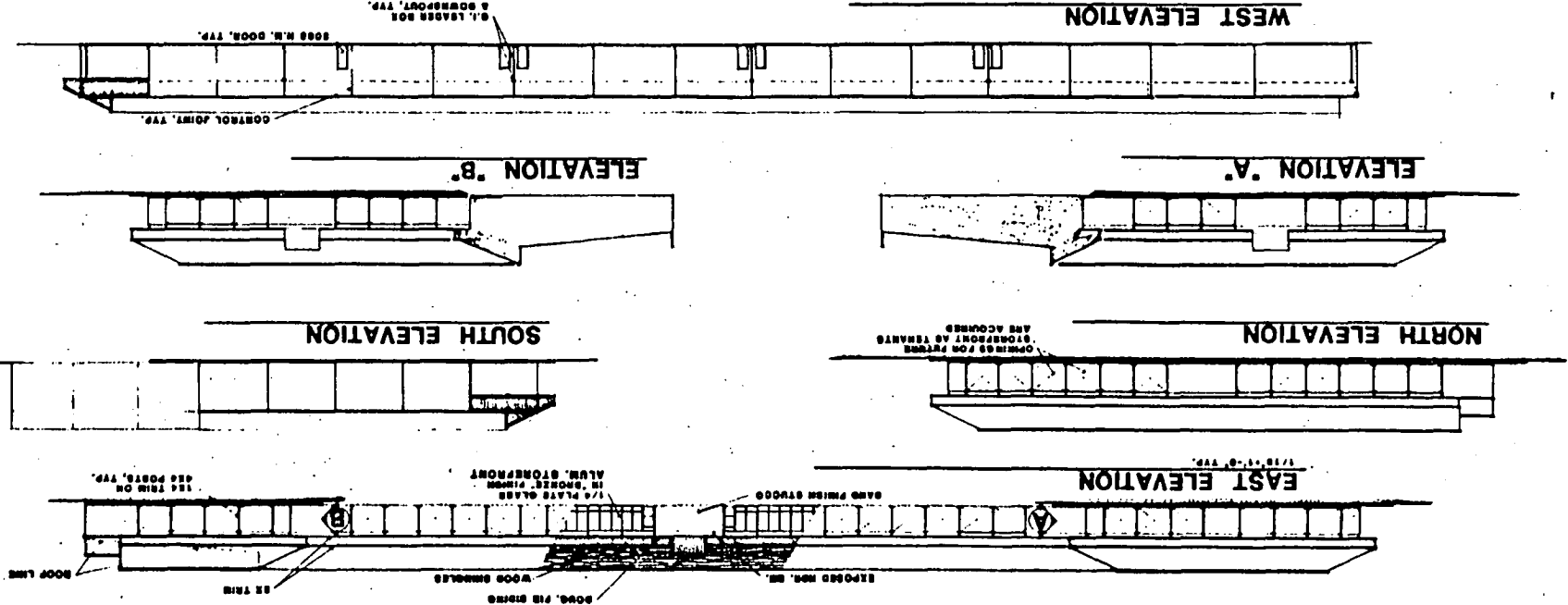
NO.	DATE	BY	DESCRIPTION
21			

PROPOSED RETAIL COMPLEX FLOOR PLAN  
FRANKLIN BLVD.  
CITY OF SACRAMENTO, CA.



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# ELEVATIONS



100  
 PROPOSED RETAIL COMPLEX  
 FRANKLIN BLVD.  
 CITY OF SACRAMENTO, CA.

EXTERIOR  
 ELEVATIONS

**W**  
 Leo McCauley & Associates  
 1001 North 10th Street, Suite 100, Sacramento, CA 95811

DATE	DESCRIPTION

13

April 18, 1984

Buzz Oates Enterprises  
8401 Jackson Road  
Sacramento, CA 95826

Dear Gentlemen:

On April 17, 1984, the Sacramento City Council heard your appeal from City Planning Commission action denial to rezone 2± acres from OB-R to C-2 for development of retail structure located at northwest corner of Franklin Boulevard and Doss Way.

The Council adopted by motion its intent to grant your appeal and rezone to C-1R with conditions; item will be passed for publication and has been continued to May 1, 1984.

Sincerely,

Lorraine Magana  
City Clerk

LM/km/13

cc: Planning Department

Robert LaBella, et al

Charles Massie