

Staff Report Amended 6/10/86
CITY PLANNING COMMISSION

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

APPLICANT Daniel Lang, 9915 Grant Line Road, Elk Grove, CA 95624
OWNER James & Delores Evans, 6715 West 6th Street, Rio Linda, CA 95673
PLANS BY James & Delores Evans, 6715 West 6th Street, Rio Linda, CA 95673
FILING DATE 4-24-86 **ENVIR. DET.** 5-15-86 **REPORT BY** FG:bw
ASSESSOR'S-PCL. NO. 215-230-56

APPLICATION: A. Negative Declaration
B. Special Permit to allow an auto dismantling operation

LOCATION: 1500 Ascot Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to allow an auto dismantling operation.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 North Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-1(S)-R
Existing Land Use of Site: Developed with two dwellings

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential, County; (AR-2)	Front:	25'	100'
South: Vacant; M-1(S)-R	Side(Int):	0'	15' min.
East: Residential; M-1(S)-R	Rear:	0'	375' min.
West: Residential; M-1(S)-R			

Parking Required: One space
Parking Provided: One space
Property Dimensions: Irregular
Property Area: 2.5+ acres
Height of Building: One story (mobile home)
Topography: Flat
Street Improvements: Existing
Utilities: Existing and to be provided
Exterior Building Materials/
Roof Material: Compatible with surrounding residences
per City Ordinance

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 2.5+ acre lot which is zoned Light Industrial-Review (M-1(S)-R) and which is designated for industrial uses in both the General Plan and the 1984 North Sacramento Community Plan. The site is presently developed with two single family dwellings, while surrounding uses are predominantly single family or vacant, undeveloped land.

- B. The applicant is requesting to operate a private vehicle storage yard. All vehicles would be inoperable with the possibility of future sale to and dismantling at Rio Linda Auto Wreckers of which the applicant is an owner. A night watchman's quarters (mobile home) would also be located on site. The applicant has indicated that no retail/commercial business or dismantling will be conducted at the site. All inoperative vehicles will be transported to Rio Linda Auto Wreckers for sale or dismantling.
- C. The subject site has single family uses located on three sides (east, west and north) while vacant land is located to the south. Other lots within a 300-foot radius are also developed with single family residences. The proposed vehicle storage yard would not be a use which is compatible with residential uses. A visual survey of various vehicle storage yards in the City indicates that this type of operation tends to be untidy and unsightly. Most other vehicle storage yards are also located in areas with other heavy commercial or industrial uses. Staff would therefore recommend the project be denied.
- D. The project was reviewed by the Traffic Engineering, Public Works and Fire Departments; *the following comment was received:*

Traffic

This project is premature. It will be the only commercial operation on the light construction, narrow country lane. The road would have to be widened and reconstructed to handle the commercial traffic and the trucks hauling scrap away from the site. If the project is approved, developers should be required to:

- 1. Construct frontage improvements;*
- 2. Improve the street between the site and Raley Boulevard;*
- 3. Bring all driveways on the parcel to code;*
- 4. Provide adequate customer parking outside the fenced area. Said customer parking must not be used for repair or dismantling or overnight storage of vehicles;*
- 5. Provide adequate circulation of trucks in the "vehicle storage area" for loading of "hulks" and delivery of new purchases.*

(added by staff)

- E. Staff has received petitions with the names of 30 individuals who oppose the proposed project (see attachments).

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a negative declaration.

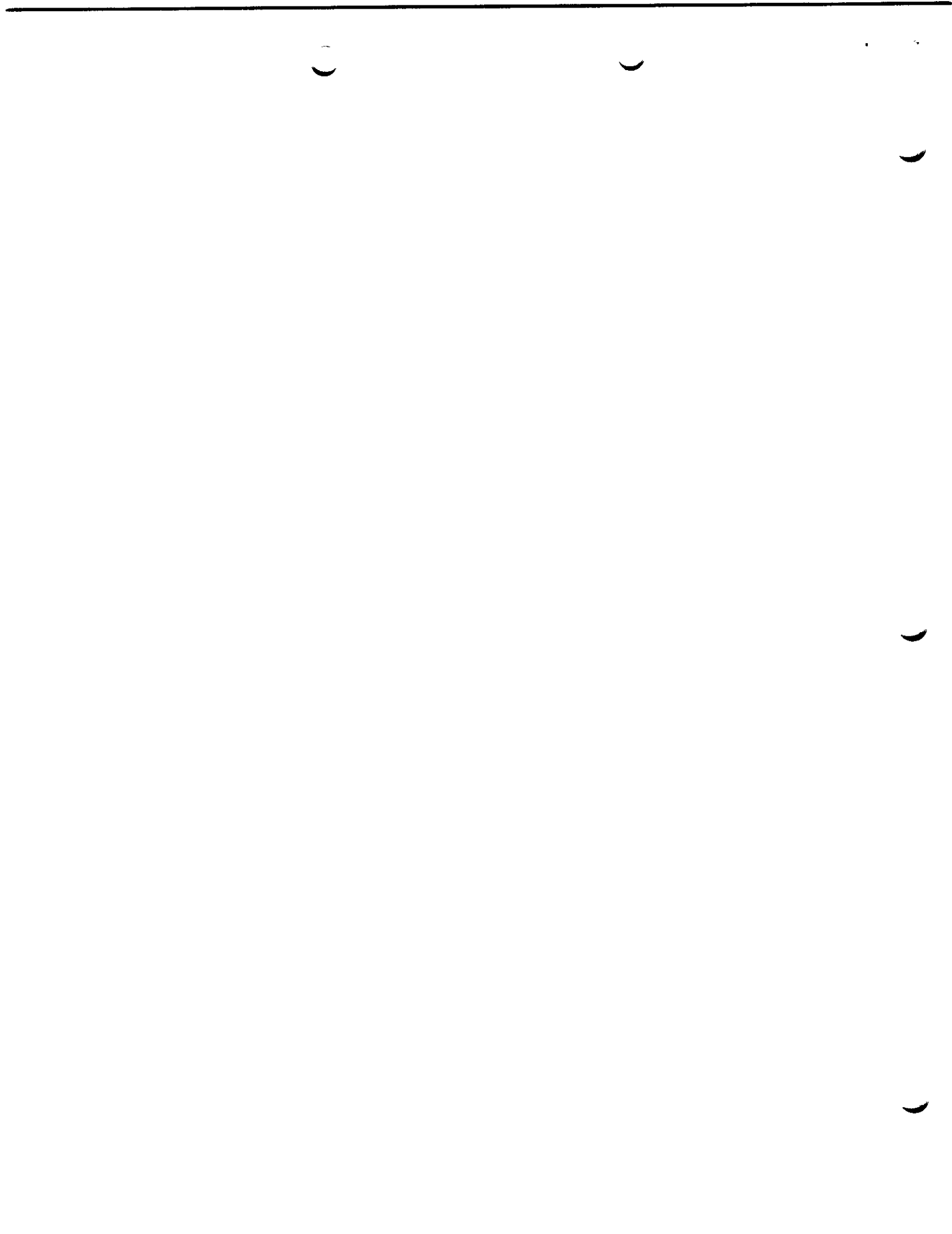
RECOMMENDATION: Staff recommends the following:

- A. Ratify the Negative Declaration;
- B. Deny the Special permit, based upon the Findings of Fact which follow:

Findings of Fact

- 1. The project, as submitted, is not based upon sound principles of land use, in that it is not compatible with the surrounding residential uses.
- 2. The project, as submitted, will be detrimental to public safety and welfare and result in the creation of a nuisance, in that:

noise would be generated by the loading and unloading of vehicles.



City of Sacramento
Department of Planning and Development
1231 I Street
Sacramento, CA 95814

June 4, 1986

Dear sirs/mmes:

As a resident of the neighborhood around 1500 Ascot Avenue,
WE ^{Strongly} oppose the application for special permit P86-167. This permit
would allow an auto dismantling operation at that address. Ours
is a residential neighborhood where such an operation would be
totally inappropriate because of its unsightliness and the fire
hazard.

Sincerely,

Mr. & Mrs. Andrew & Elizabeth La Torre

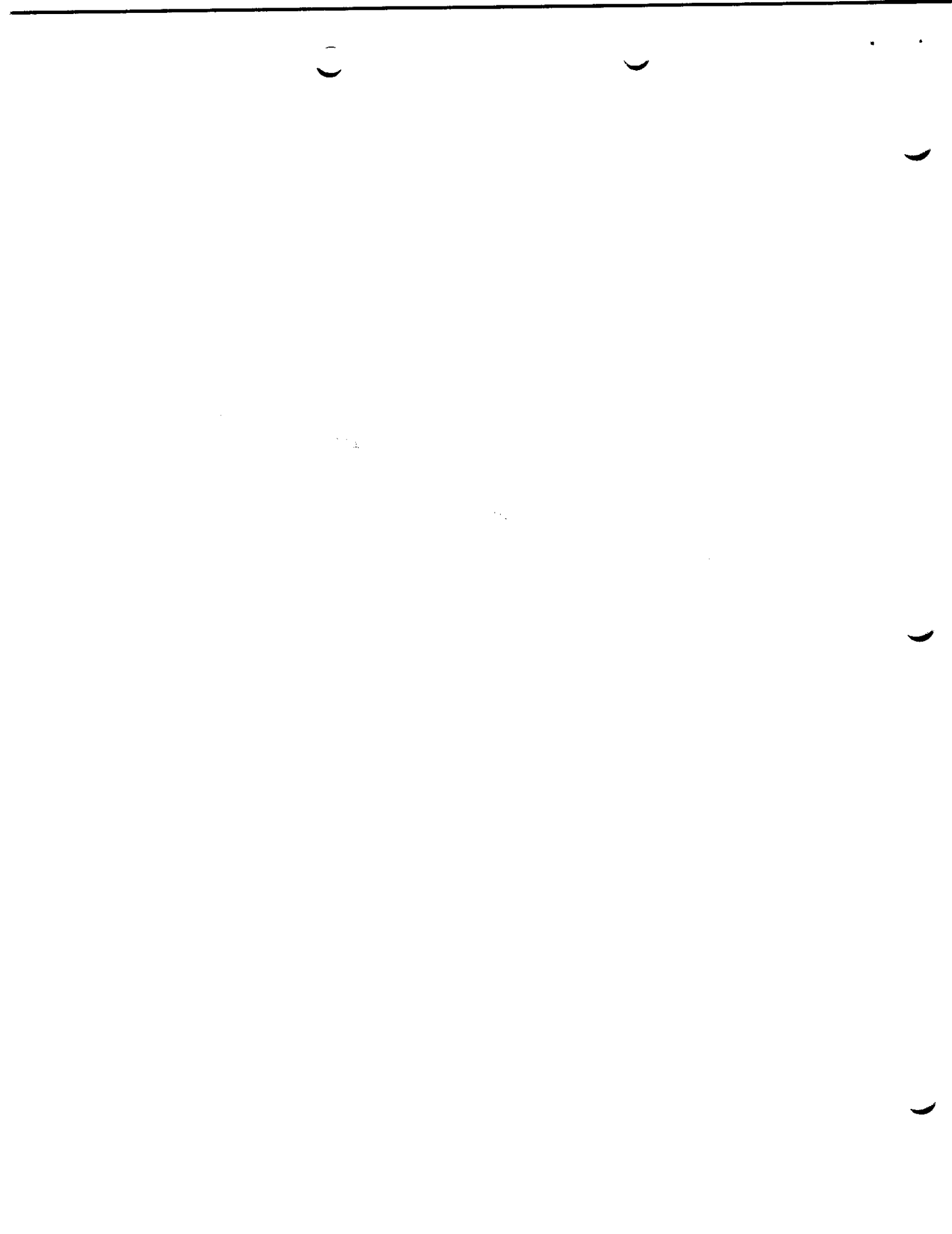
Address:

1520 ASCOT AVE
RIO LINDA 95673

CITY PLANNING DEPARTMENT

JUN 9 1986

RECEIVED



CITY PLANNING COMMISSION

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Exterior Building Materials/
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See amended report

PROJECT EVALUATION: Staff has the following comments:

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APPLC. NO. P86-167 **MEETING DATE** June 12, 1986 **ITEM NO.** 10

- B. The applicant is requesting to operate a private vehicle storage yard. All vehicles would be inoperable with the possibility of future sale to and dismantling at Rio Linda Auto Wreckers of which the applicant is an owner. A night watchman's quarters (mobile home) would also be located on-site. The applicant has indicated that no retail/commercial business or dismantling will be conducted at the site. All inoperative vehicles will be transported to Rio Linda Auto Wreckers for sale or dismantling.
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- D. The project was reviewed by the Traffic Engineering, Public Works and Fire Departments; they had no comments.
- D. Staff has received petitions with the names of 29 individuals who oppose the proposed project (see attachments).

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following:

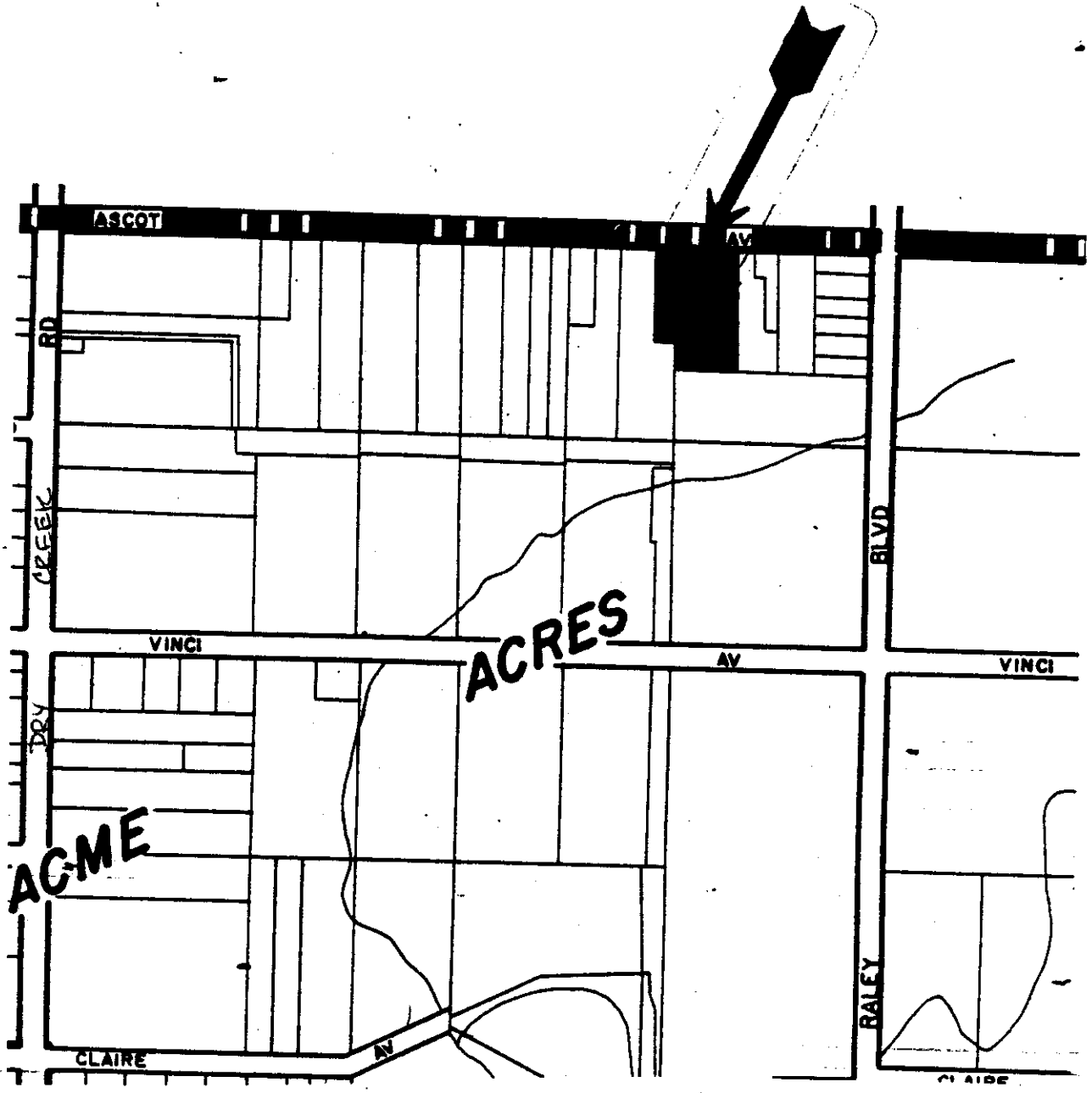
- A. Ratify the Negative Declaration;
- B. Deny the Special permit, based upon the Findings of Fact which follow:

Findings of Fact

1. The project, as submitted, is not based upon sound principles of land use, in that it is not compatible with the surrounding residential uses.
2. The project, as submitted, will be detrimental to public safety and welfare and result in the creation of a nuisance, in that:

noise would be generated by the loading and unloading of vehicles.

SUBJECT SITE

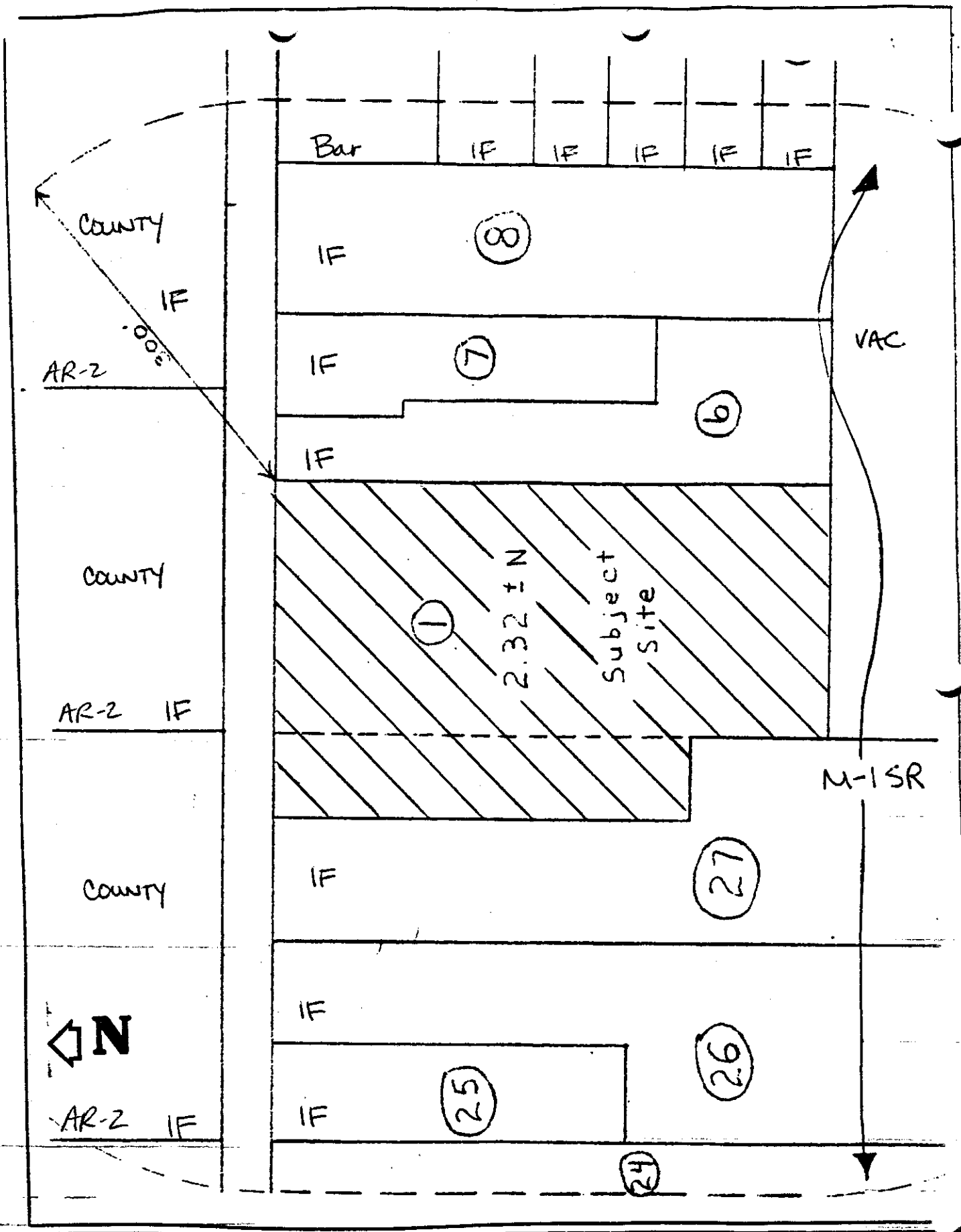


VICINITY MAP

F86-167

6-12-86

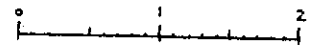
Item 10



LAND USE & ZONING MAP

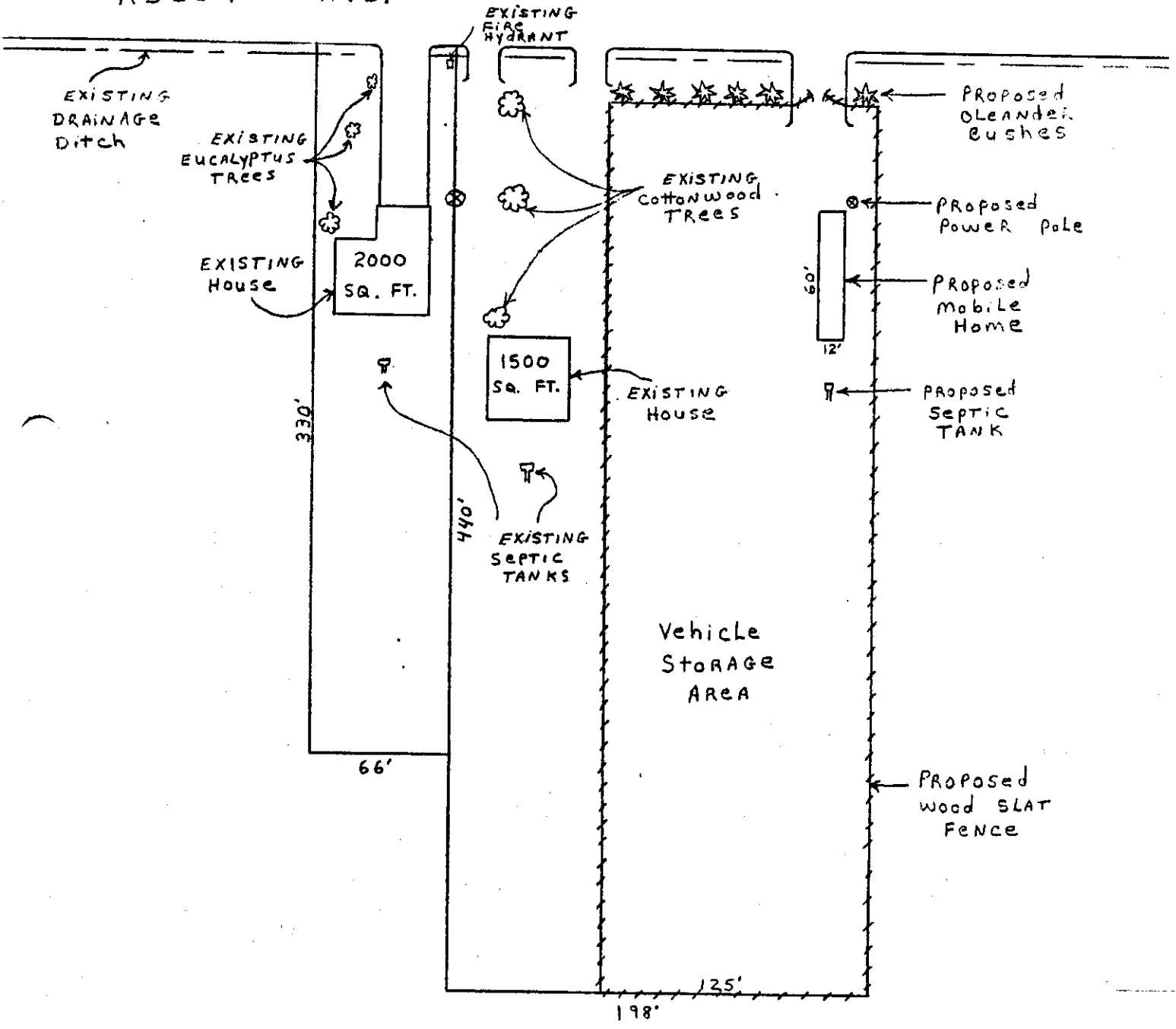


SCALE 1" = 50'



PARCEL # 215 230 56

ASCOT AVE.



CITY PLANNING DIVISION

JUN 5 1986

PETITION TO THE PLANNING COMMISSION
OF THE
CITY OF SACRAMENTO

RECEIVED

The following residents of the City of Sacramento living and/or owning homes in the neighborhood of 1500 Ascot Avenue urge the Commission to deny a permit (P86-167) for an auto dismantling facility at that address.

<u>Printed name</u>	<u>Signature</u>	<u>Date</u>	<u>Address</u>
Richard La Torre	<i>Richard La Torre</i>	6-3-86	1520 Ascot Ave
Andrew La Torre	<i>Andrew La Torre</i>	6-3-86	1520 Ascot Ave
Beth La Torre	<i>Beth La Torre</i>	6-3-86	1520 Ascot Ave
William La Torre	<i>William La Torre</i>		1524 Ascot Ave
Thomas La Torre	<i>Thomas La Torre</i>		1530 Ascot Ave
WILLIAMS	<i>WILLIAMS</i>	6-3-86	1441 Ascot Ave
LUTHER C. CROSS	<i>LUTHER C. CROSS</i>	6-3-86	1441 ASCOT AVE
HELEN L. CROSS	<i>HELEN L. CROSS</i>	6-3-86	1441 ASCOT AVE
MARY K. DAVIDSON	<i>MARY K. DAVIDSON</i>	6-3-86	1342 ASCOT AVE
Tommy E. Smith	<i>Tommy E. Smith</i>	6-3-86	1320 Ascot Ave
Bill Patrick	<i>Bill Patrick</i>		1316 Ascot Ave
Dave Lee Pennington	<i>Dave Lee Pennington</i>	6-3-86	1240 Ascot Ave
BRYANT PENNINGTON	<i>BRYANT PENNINGTON</i>	6-3-86	1240 ASCOT
LARRY E. KOZUB	<i>LARRY E. KOZUB</i>	6-3-86	1230 Ascot Ave
Bekene M. Kozub	<i>Bekene M. Kozub</i>	6-3-86	1230 Ascot Ave

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<u>Printed name</u>	<u>Signature</u>	<u>Date</u>	<u>Address</u>
GURBEN KOOPMAN	<i>Gurben Koopman</i>	6-3-86	1500 ASCOT ST
DILENA WALLS	<i>Dilena Walls</i>	6-3-86	1500 ASCOT ST
Carol Akers	<i>Carol Akers</i>	6-3-86	1500 ASCOT ST
JACK AKINS	<i>Jack Akers</i>	6-3-86	1541 ASCOT ST
DENNIS RAE WRIGHT	<i>Dennis R. Wright</i>	6-3-86	1245 ASCOT AVE
A. S. Olson	<i>A. S. Olson</i>	6-3-86	1251 ASCOT AVE
Kent Patricia Christensen	<i>Kent Patricia Christensen</i>	6-3-86	1429 ASCOT
Jim CARPENTER	<i>J. Carpenter</i>	6-4-86	1416 ASCOT AVE.
Richard H. Hunt	<i>Richard H. Hunt</i>	6-4-86	1245 ASCOT
James Hunt	<i>James Hunt</i>	6-4-86	1245 ASCOT
Annette Hunt	<i>Annette Hunt</i>	6-4-86	1245 ASCOT
James Brown	<i>James Brown</i>	6-4-86	1245 ASCOT

P86-167

City of Sacramento
Department of Planning and Development
1231 I Street
Sacramento, CA 95814

June 4, 1986

Dear sirs/mmes:

As a resident of the neighborhood around 1500 Ascot Avenue, I oppose the application for special permit P86-167. This permit would allow an auto dismantling operation at that address. Ours is a residential neighborhood where such an operation would be totally inappropriate because of its unsightliness and the fire hazard.

Sincerely,

Clark W. Wilson

Address:

*1505 Ascot Ave
Rio Linda, Ca. 95073*

CITY PLANNING DEPARTMENT

JUN 4 1986

RECEIVED

P86-167

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Sincerely, *Richard Kent*
Spencer Kent

Address: *1345 ASCOT AVE*

CITY PLANNING DEPARTMENT

JUN 4 1986

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Sincerely,

Rudolph La Torre

Address:

1524 Ascot Ave

Riv Linda, Ca. 95673

CITY PLANNING DEPARTMENT

JUN 4 1986

RECEIVED

Delena Walls
1503 #B Ascat ave
Rio Linda Ca, 95673

To whom it may concern!

I diffently + Strongly appose a
wrecking yard going in across the
Street at 1500 ascat ave.

Reasons -

1. This is a residential street.
2. It would be hazzard for children
3. It would be noissey, with
dismantling wrecked cars.
4. It would be junky & reflect
on the rest of the neighbour hood
5. a lot more traffic & all kind
of people coming in & out.
6. It could create Vandals &
Burgulary.
7. also a fire Hazzard around

the area which has a lot
of grasses that die out.

7. for all the about, its better
to have a wrecking yard in
the County out side & away
from any residents home.
thats where it belongs. not
here.

Thank you

Delena Walls

~~75~~

City of Sacramento
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Sincerely,

Delena Walls

Dyanne Hackler

Address:

1503 # B Ascot ave

Rio Linda, Ca. 95673

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Sacramento, CA 95814

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Sincerely,

J. Annette Milne
J. Annette Milne

Address:

1503 ASCOT AVE #A
RICHFIELD CA
95673

Dear Sir /madame
This operation would be noisy, hazardous, bluish smoke
coming from the on premises, there are several little
children in Bell residences. Our property value is
decreasing, all have lived here for over 15 years. This place
is loaded with traffic + auto noise + noise + noise
annoyance too, also dirt plus constantly in our house
being done, appeal please to have some one to clean this
mess constantly, also our pool!

RECEIVED

JUN 04 1986

~~SACRAMENTO
CODE ENFORCEMENT~~

*current
planning*

June 4, 1986

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hazard.

Sincerely,

Jim Carpenter
1416 ASCOT AVE.

(991-5444)

Address:

CITY PLANNING DEPARTMENT

JUN 5 1986

RECEIVED