

REPORT AMENDED BY STAFF 2-9-89  
**CITY PLANNING COMMISSION**

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

APPLICANT	William and Madolyn Fox, 6626 4th Avenue, Sacramento, California 95817		
OWNER	William and Madolyn Fox, 6626 4th Avenue, Sacramento, California 95817		
PLANS BY	William and Madolyn Fox, 6626 4th Avenue, Sacramento, California 95817		
FILING DATE	10/31/88	ENVIR. DET.	Neg. Dec. 1/26/89
ASSESSOR'S PCL. NO.	015-0031-014,015,039		
REPORT BY	JP.vf		

APPLICATION:

- A. Negative Declaration
- B. General Plan Amendment for 1.1+ acres from Residential 4-15 du/ac to Community Neighborhood Commercial and Offices.
- C. Rezone 0.8+ partially developed acres from Two Family (R-2) and Multi-Family (R-3) to General Commercial (C-2) zone in order to operate a trailer sales yard.
- D. Variance to waive the required solid wall between residential and non-residential use.

LOCATION:

6620, 6626 and 6630 4th Avenue

PROJECT INFORMATION:

General Plan Designation: Residential 4-15 du/ac

Existing Zoning of Site: Parcel 14 - R-2  
Parcel 15 - R-2/C-2R  
Parcel 39 - R-3

Existing Land Use of Site: Parcel 14 - Trailer Storage  
Parcel 15 - Single family residence, trailer sales  
Parcel 39 - Trailer sales and storage

Surrounding Land Use and Zoning:

North: Office; M-1, R-2, R-3  
South: Vacant; C-2  
East : Vacant; M-1  
West : Vacant; R-2

Parking Required: 1-single family residence, 6-trailer sales  
Parking Provided: 2-single family residence  
Property Dimensions: Irregular  
Property Area: 1.1+ acres

BACKGROUND INFORMATION: On November 25, 1969, the Sacramento City Council rezoned the east 75 feet of parcel 15 from Light Density Multiple Family (R-3) to the General Commercial/Review (C-2-R) zone in order to utilize the property for a camper/trailer sales lot. Fox Camper Sales was subsequently established on the site in 1972.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of three lots on the south side of 4th Avenue east of 65th Street. Parcel 14 is a 0.19+ acre unimproved lot located in the Two-Family (R-2) zone. The lot is presently being illegally used for trailer/camper storage. Parcel 15 is a 0.52+ acre lot located in the R-2 and General Commercial-Review (C-2-R) zone. A single family residence is located on the western portion of the lot and Fox Camper Sales is located on the eastern portion of the lot. Parcel 39 is a 0.33+ acre lot located in the Multiple Family (R-3) zone. It is presently being used as an extension of Fox Camper Sales. Surrounding land uses are: an office building in the Light Industrial (M-1) zone to the north (portion of parking lot in the R-2 and R-3 zones); vacant land in the C-2 zone to the south; vacant land in the M-1 zone to the east; and vacant lots in the R-2 and a service station in the C-2 zone to the west. The site is designated Residential, 4-15 dwelling units per acre, by the General Plan.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to permit camper and trailer sales and storage on the portions of the site which are presently zoned for residential uses. The applicant is also requesting that the western portion of Parcel 15 be rezoned to C-2 to eliminate the split zoning situation on the site. The applicant presently lives in the house located on the site and plans on continuing to live there after the site is rezoned to C-2 or remove the house and expand the trailer business to include this portion of the parcel. Necessary entitlements for the proposal include a General Plan Amendment to Community Neighborhood Commercial and Offices, a rezone to C-2 which permits a trailer sales yard and a variance to waive the solid wall requirement between the single family residence, the vacant residentially zoned lot, and the camper storage area.

C. Staff Evaluation

Planning staff has no objections to the applicant's rezoning and plan amendment requests. Surrounding land uses are commercial and offices uses and it is highly unlikely that the two remaining vacant 70' x 144' lots to the west which are zoned R-2 will ever be developed with residential uses. Planning staff, however, is concerned that the lots meet the improvement requirements for trailer sales yards especially since the City Nuisance Abatement Division has cited the applicant for operating an illegal trailer sales and storage yard. Planning staff, therefore, recommends that all required surfacing, drainage, curbing and landscaping be completed within 60-90 days of City Council approval. Planning staff also recommends that the C-2 zoning include an R (Plan Review) designation so that the Planning Commission will have the opportunity to review any future development which may occur on the site. (staff amended)

A solid wall is required along the east and west property lines of Parcel 14 where the trailer inventory is located. As noted above, it is highly unlikely that residential uses will be developed on the lots to the west of the parcel and the applicant lives in the residence to the east of the parcel. Staff therefore, has no objection to waiving the solid wall requirement as long as solid wood fences or chain link fences with vinyl slats are located along these property lines. Fencing type should be indicated on the revised site plan.

The existing single family residence will be permitted to remain under the C-2 zoning. Staff recommends that as long as the structure is used as a residence that the 75 foot wide area where the house is located remain residential in character (Exhibit B). This would mean that no camper sales, servicing or storage would be permitted on this portion of the site. In the future, if this area was proposed for commercial use a plan review by the Planning Commission would be required.

Planning staff and the staff of the City Nuisance Abatement Division have observed that the applicant is using a portion of 4th Avenue to display trailers. This is an illegal use of the public right-of-way and trailers are not permitted to be displayed, stored or serviced on the public street.

Planning staff also observed that the six parking spaces that were required for the existing trailer sales operation have not been striped. These spaces should be shown on the revised site plan and are required to be striped.

ENVIRONMENTAL DETERMINATION: The City's 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 that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan amendment for 1.1+ acres from Residential 4-15 du/ac to Community Neighborhood Commercial and Offices and forward to City Council;
- C. Recommend approval of the rezoning of 0.8+ acres from Two Family (R-2) and Multi-Family (R-3) to General Commercial-Review (C-2-R) zone and forward to City Council; and
- D. Approve the variance to waive the required solid wall between residential and non-residential uses, subject to conditions and based upon findings of fact which follow:

Conditions - Rezoning

1. The applicant shall submit a revised site plan showing the three subject lots and indicating all required improvements for the trailer sales and storage yard (including surfacing, drainage, curbing, landscaping, irrigation, location of buildings, fencing, and parking) to Planning staff for review and approval prior to issuance of building permits. All required improvements shall be completed within 60 90 days of the effective date of the City Council's approval of the rezoning to C-2-R. *(staff amended)*

If the required improvements are not made within the 60 90 day time period, all trailer sales and storage uses shall be removed from Parcels 015-0031-014 and 039 until the required improvements are made. *(staff amended)*

2. No commercial activities shall be permitted on the west 75 feet of Parcel 015-0031-015 as long as the structure located on this portion of the site is used as a single family residence. If the applicant decides to remove the house and expand the trailer sales area (no structures), a revised site plan shall be submitted for Planning staff review and approval indicating the required site improvements. Any other future commercial use of this portion of the site will require Planning Commission review and approval.

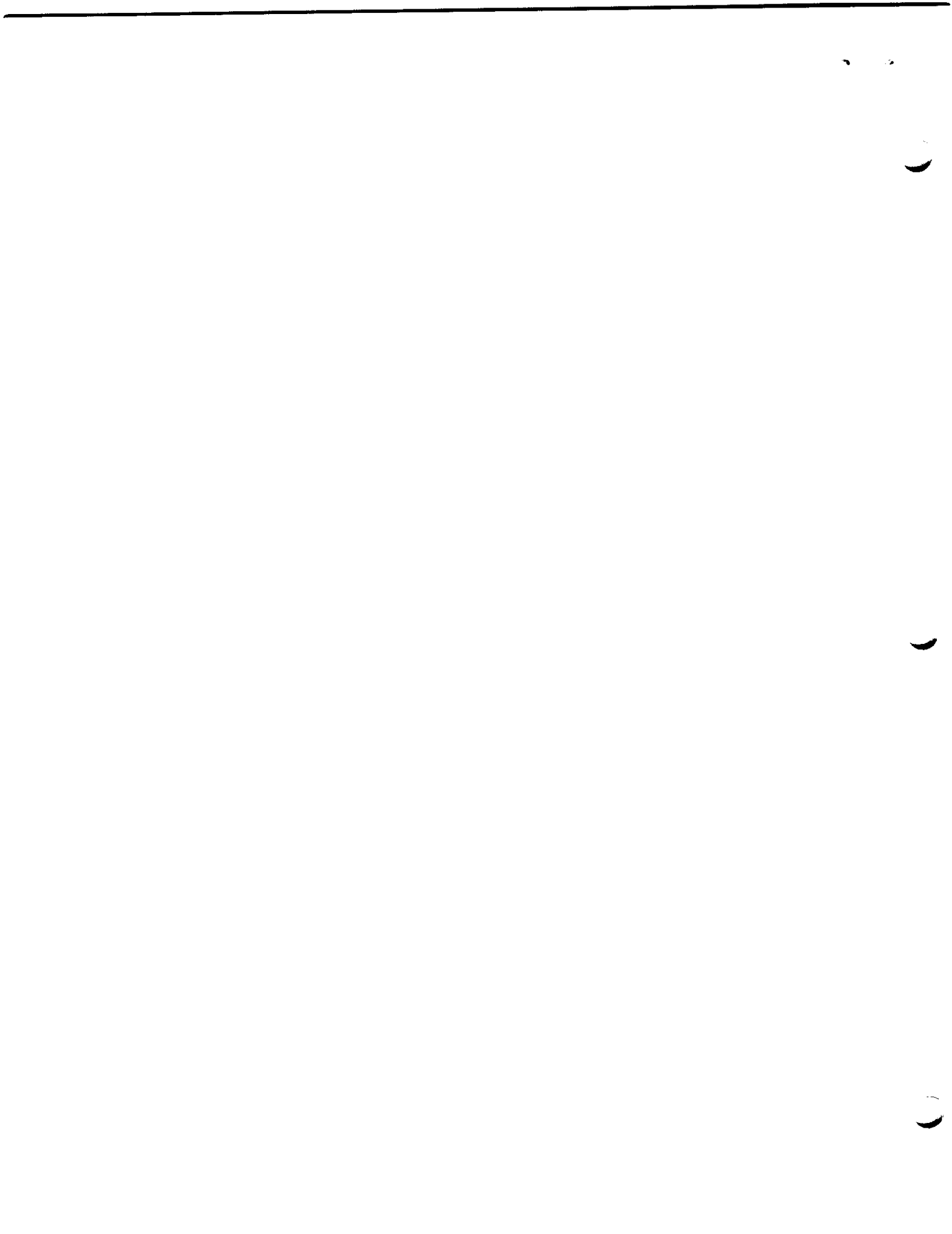
Conditions - Variance

The applicant shall place either a solid wood fence or a chainlink fence with vinyl slats along the east and west property lines of Parcel 015-0031-014. The fencing shall be placed behind the required landscaped planter along 4th Avenue. The location and type of fencing shall be indicated on the applicant's revised site plan.

Findings of Fact - Variance

1. The project, as conditioned, is based upon sound principles of land use in that the proposed trailer sales and storage yard is compatible with surrounding commercial, office and residential uses.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor will it result in the creation of a nuisance in that:
  - a. the proposed trailer sales and storage yard will not significantly alter the characteristics of the area which consists primarily of general commercial and offices uses; and

- b. adequate site improvements, including landscaping and surfacing, will be provided.
3. The variance request is not a special privilege extended to one individual property owner in that:
- a. a solid fence will be located between the existing residence, the residentially zoned property and the trailer storage area; and
  - b. a variance would be granted to any other property owner facing similar circumstances.
4. The variance request is not a use variance in that trailer sales and storage yards are allowed in the C-2 zone.
5. The project is consistent with the proposed General Plan designation of Community Neighborhood Commercial and Offices for the subject site.



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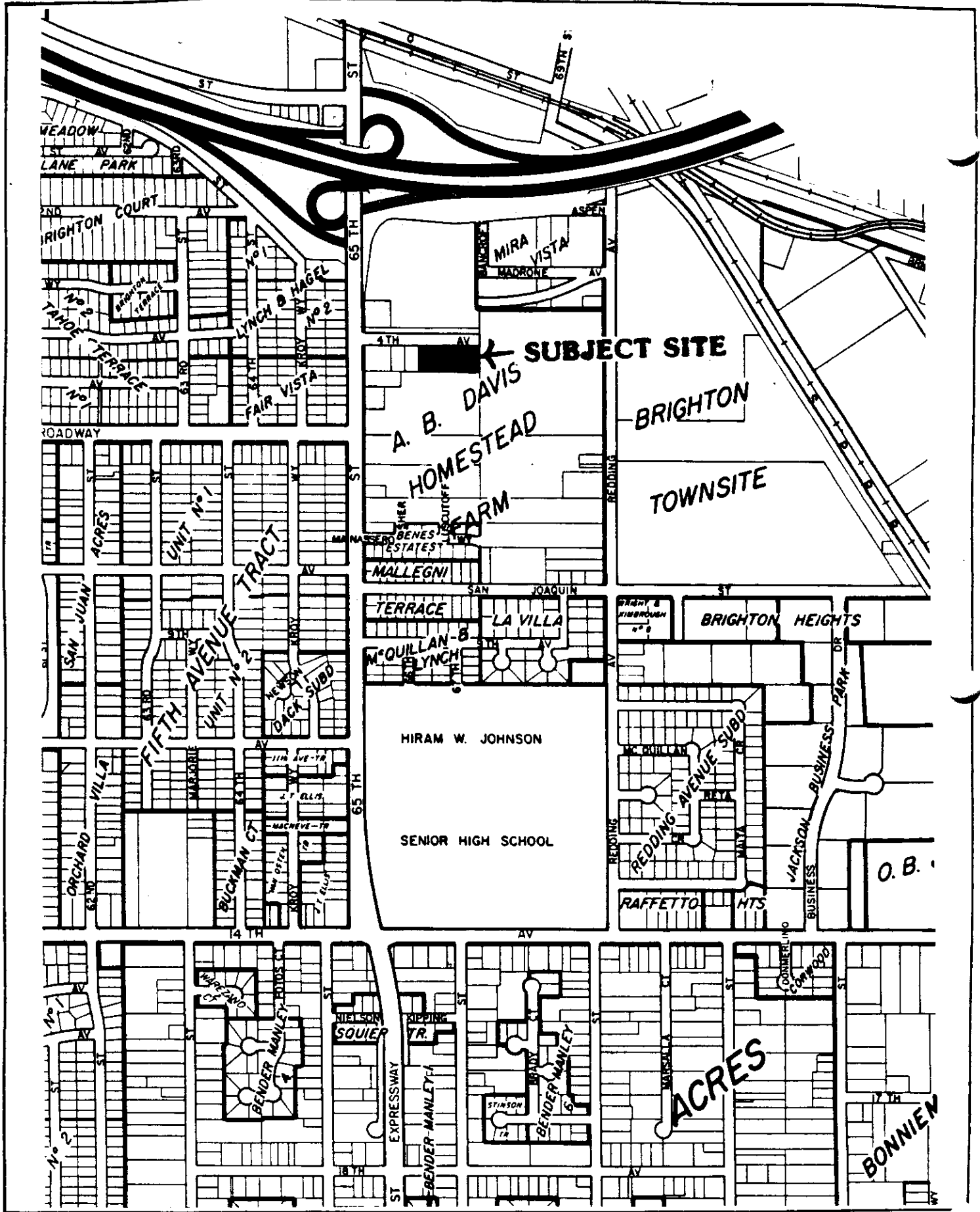
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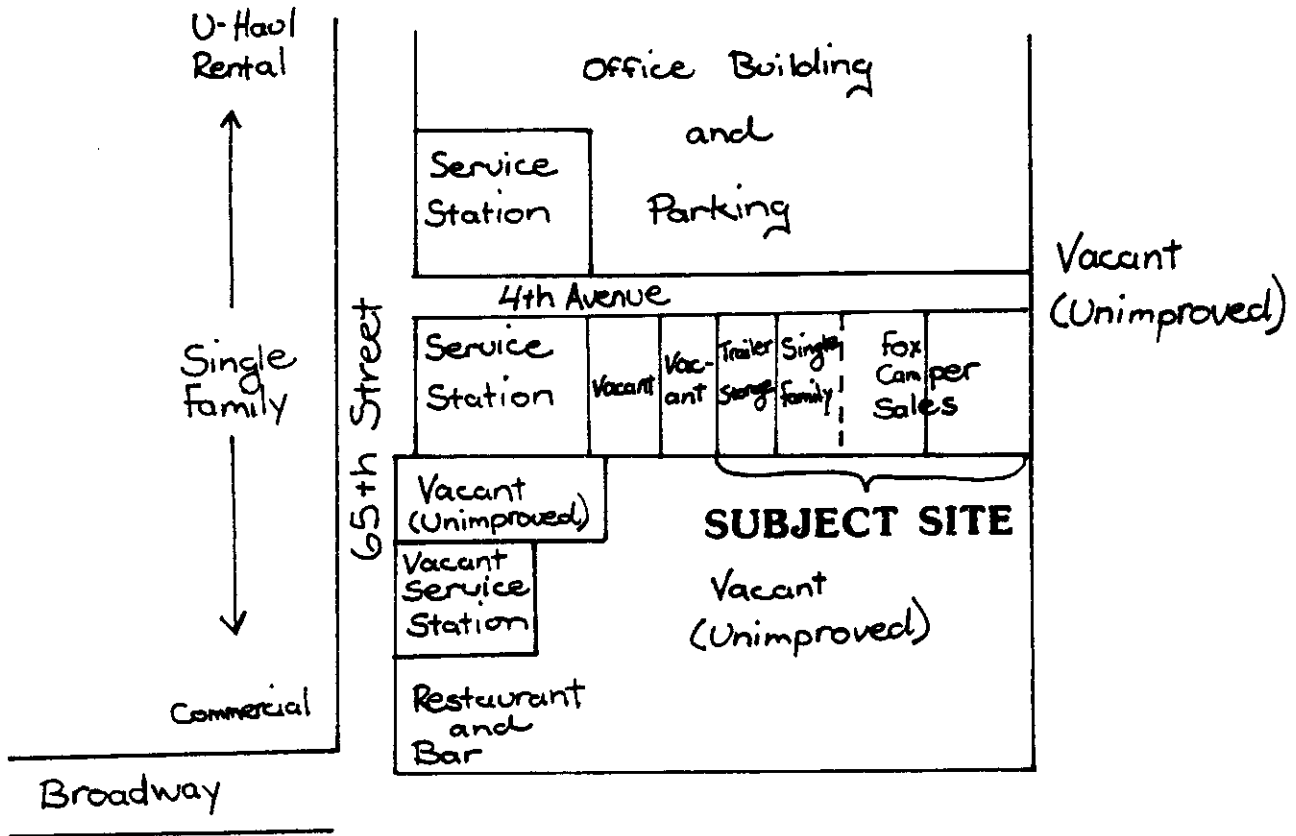
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# VICINITY MAP



Freeway 50



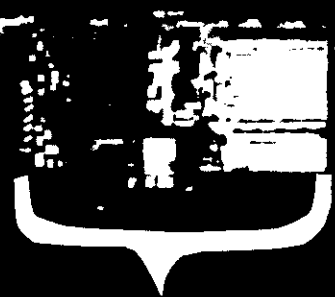
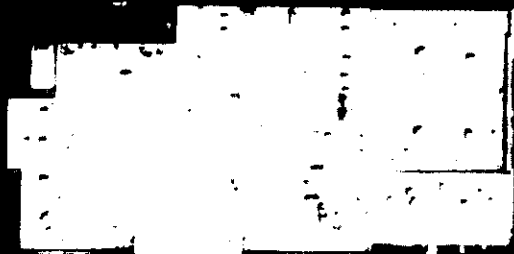
P88-459

2-9-89

Item 16

# LAND USE MAP

EXHIBIT A



SUBJECT SITE

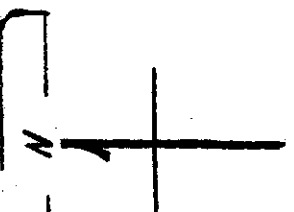
P88-459

2-9-89

Item 16

4th AVE

80



0 0 0 0

0 0 0 0

0 0 0 0

0 0 0 0

P88-459

\* Landscaped Area  
w/ Mugo Pines

60'

75'

95'

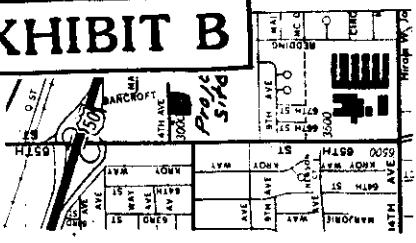
Portion of Lot 15  
Existing Zoning C-2

Proposed Paved Area  
For Trailer Inventory

Existing Residence  
of MBE & M.J. FOX

Existing Grope Stake Fence

# EXHIBIT B



Vicinity Map  
no scale

0.15

0.14

0.13

68-9-2

Item 16

6626 4th Ave

PLOT PLAN Scale 1" = 20'

FOX CAMPER ALES  
6630 4th Ave