

P99-129 - MARYSVILLE REZONE

REQUEST:                   A.    Negative Declaration

                              B.    Rezone 1.27± vacant acres from Standard Single  
  Family (R-1) to General Commercial - Review (C-2R)  
  zoning.

LOCATION:                   Marysville Blvd. between Doolittle Street & I-80 Fwy  
                                  238-0101-020  
                                  North Sacramento Community Plan  
                                  Council District 2

APPLICANT:	Dennis Greenbaum, (916) 442-9275 700 Alhambra Blvd. Sacramento, CA 95816
OWNER:	Leslie Harper 3853 Garden Hwy, Sacramento, CA 95834
PLANS BY:	Greenbaum & Assoc. Architects 700 Alhambra Blvd. Sacramento, CA 95816
APPLICATION FILED:	9/3/99
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant is proposing to rezone the 1.27± acre site from R-1 to C-2R zoning for a future commercial development. The existing parcel is currently vacant and is immediately bordered by Interstate 80 to the north and Marysville Boulevard to the west. Vacant commercially zoned lots and residential development are located south and east, respectively. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are rezoning a residential lot to general commercial to match the existing community plan designation for commercial use.



RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on: 1) its compatibility with adjacent commercial zones and uses along Marysville Boulevard; 2) the proposed rezone is consistent with commercial land use designations in both the General Plan and Community Plan; and 3) the project is consistent with policies in both the General Plan and North Sacramento Community Plan relative to commercial uses.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	Retail-General Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North: I-80 Freeway; TC  
South: Vacant; C-2  
East: Residential; R-1  
West: Residential; R-2A

Property Dimensions:	Irregular
Property Area:	1.27± gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: Subsequent approvals are required for actual site development.

Background:

The area was originally developed during WWII as "Parker Homes". Subsequently, construction of I-80 freeway split the Parker Homes neighborhood. At present, the west side of Marysville Boulevard is a redevelopment area. This site is not in a redevelopment area but shows signs of distress.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site for Community/Neighborhood Commercial and Offices and the North Sacramento Community Plan designation is Retail-General Commercial. The commercial designation encourages retail shopping, convenience and commercial activities that offer daily services to meet the daily needs of nearby residential communities. Such uses may be located adjacent to residential areas without significant adverse impacts (SGP, p.4-10). The General Plan Commerce and Industry Element promotes the re-use and revitalization of existing developed areas, with special emphasis on commercial strips (SGP, 4-1). The proposal is also consistent with the City's intent and policy to strengthen and revitalize commercial corridors and stimulate development on a vacant lots (SGP, p.4-17). The site is located in one of four major commercial strips in the North Sacramento Community Plan area. The proposal also supports policy in the North Sacramento Community Plan relative to upgrading commercial corridors by eliminating land use conditions that contribute to blight (NSCP, p. 19). The North Sacramento Community Plan also supports commercial corridors that provide for a range of commercial uses which meet the daily needs encouraging the mixture of commercial, office and light industrial users adjacent to major thoroughfares, transit corridors and existing commercial businesses.

B. Rezone

The applicant is proposing to rezone the subject site from Standard Single Family (R-1) to General Commercial - Review (C-2R). The "R" designation placed on the zone will allow City staff to review any development proposal to ensure adequate site and building design and access to the site. The proposed commercial zone establishes a lot that will be consistent with both the General Plan and North Sacramento Community Plan land use designations. The site is currently undeveloped and has no direct vehicular access off of Marysville Boulevard. Limited access is available from Doolittle Street. Staff believes a rezone to commercial would be more in keeping with the commercial strip along Marysville Boulevard. In addition, a rezone of the subject site will not significantly impact the adjacent residential land uses nor be an incompatible land use change in that: 1) a six foot high decorative masonry wall will be required between the commercial and residential uses; 2) a commercially zoned lot will be compatible with the existing commercial corridor along Marysville Boulevard; 3) the rezone will not alter the existing residential character on Doolittle Street; and 4) the rezone will help provide an opportunity for commercial development on the site and improve potential blight on the commercial corridor.

C. Site Plan Design/Zoning Requirements

No development is proposed as part of this application. Any development on the site will require Plan Review approval by the City Planning Commission prior to issuance of any building permits. Development on the site will be required to comply with development standards specified in the City's Zoning Ordinance for commercial development.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared with no mitigation measures.

B. Public/Neighborhood/Business Association Comments

The proposal was routed to Del Paso Heights Improvement Association, North Hagginwood Neighborhood Alliance and Heights Residents Working Together. No comments were received. A notice of the project and public hearing was also sent to all property owners within 500 feet of the subject site. At the time of preparing the staff report no comments were received.

C. Summary of Agency Comments

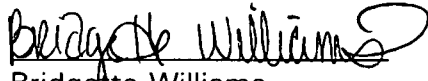
The project has been reviewed by several City Departments and other agencies. The attached Notice of Decision and Findings of Fact summarizes the comments received.

PROJECT APPROVAL PROCESS: Planning Commission may recommend approval or denial of the Rezone. The Rezone recommendation below requires City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Recommend ratification of the Negative Declaration; and
- B. Recommend approval of the Rezone for 1.27 ± vacant acres from Standard Single Family (R-1) to General Commercial-Review (C-2R).

Report Prepared By,

  
Bridgette Williams  
Associate Planner


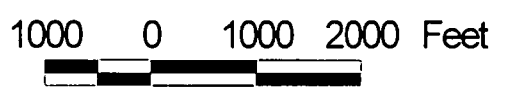
Report Reviewed By,

  
Scot Mende  
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Ordinance Adopting Rezone (For City Council Approval)
Exhibit C-1	Existing & Proposed Rezone Exhibit

P99-129.SR



Neighborhoods, Planning,  
and Development Services  
Department

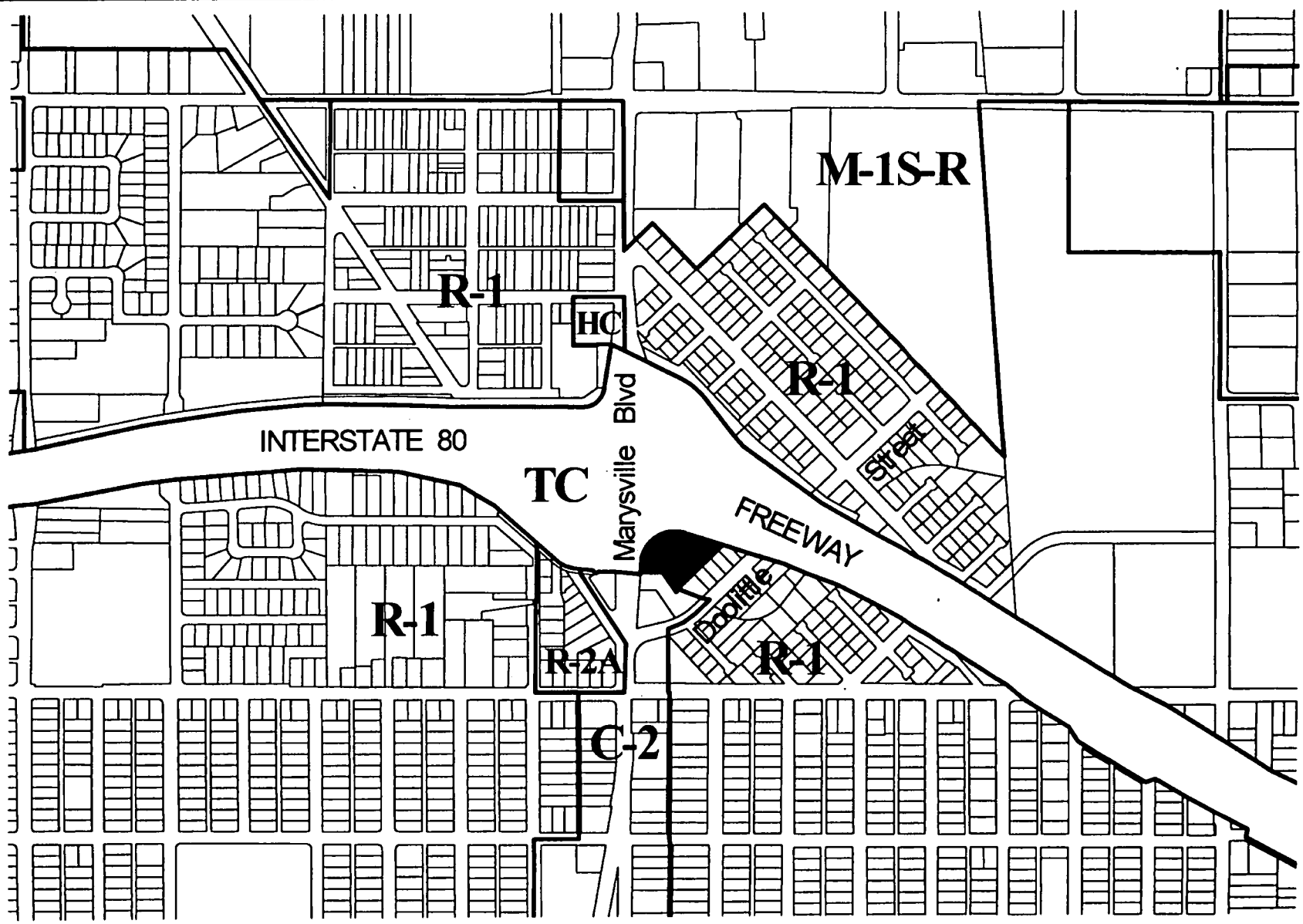
Geographic  
Information  
System

Vicinity Map  
P99-129



A. Inverloch



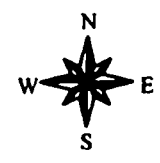


Neighborhoods,  
Planning & Development  
Services Department

Geographic  
Information  
System



Land Use & Zoning  
P99-129

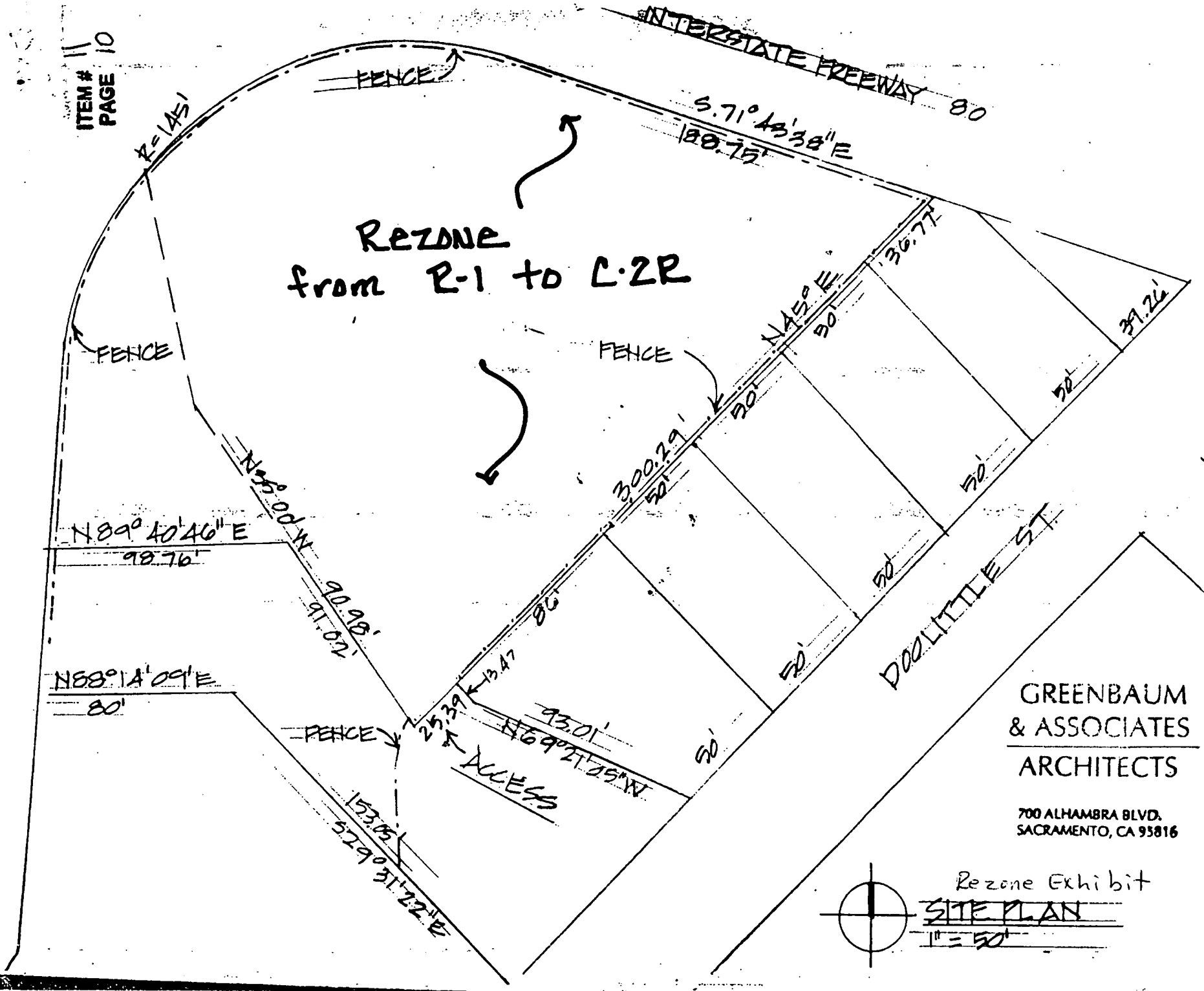


8 1200110011

Exhibit C-1

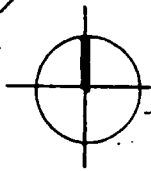
ITEM #  
PAGE 10

REZONE  
from R-1 to C-2R



GREENBAUM  
& ASSOCIATES  
ARCHITECTS

700 ALHAMBRA BLVD.  
SACRAMENTO, CA 95816



Rezone Exhibit  
SITE PLAN  
1" = 50'

1-4-1948

SECRET

from R-1 to C-58  
Reasons



99-129