



CITY OF SACRAMENTO

27

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 29, 1982

APPROVED
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination;
2. South Natomas Community Plan Amendment from Residential to Business and Professional; and
3. Rezone from Garden Apartment zone, R-2A to General Commercial, C-2 (P82-181)

LOCATION: 536 West El Camino Avenue

SUMMARY

This is a request for entitlements necessary to develop a 8,122 square foot, two-story office structure on a site zoned and designated for residential use. On August 26, 1982 the Planning Commission recommended approval of this request. The staff, however, recommends the request be denied since it does not conform to the South Natomas Community Plan.

BACKGROUND INFORMATION

On February 28, 1980, the City Council denied a request to allow office development on the subject site. This request was also denied by the Planning Commission on November 9, 1979. At that time, concern was expressed regarding the non-conformance of this proposal with the newly adopted South Natomas Community Plan which discourages strip commercial uses and promotes commercial and office development in designated areas.

The applicant has resubmitted the proposal to develop the site with office use; however, there have been no changes in this application from that originally submitted. This request does not conform with the South Natomas Plan for this type of development and, in addition, staff has concern over the eroding residential character of this street.

On August 26, 1982 the Planning Commission recommended approval of this request provided the zoning be limited to Office Building-Review, OB-R, only. The Commission believed that the applicant's proposal to develop the site with offices would be compatible with adjacent residential uses and that due to the high traffic volume

along West El Camino, the site may not be suitable for multi-family residential development. The Commission did not feel this site should be zoned C-2 and, therefore, recommended it be zoned OB-R.

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.

VOTE OF THE COMMISSION

On August 26, 1982, the Planning Commission recommended approval of the rezone to OB-R by a vote of six ayes, one absent, and two noes.

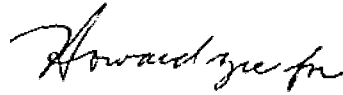
RECOMMENDATION

Staff recommends the City Council deny this request.

Should the Council concur with the Planning Commission's recommendation to approve the project, the appropriate action would be to:

1. Ratify the Negative Declaration;
2. Adopt the attached rezoning ordinances; and
3. Adopt the attached Community Plan Amendment Resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SC:cp
Attachment
P82-181

October 5, 1982
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

27

MEETING DATE 8-26-82
 ITEM NO. 13a FILE NO. P-82181
 M-_____

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

Recommendation _____ LOCATION: 530 W. El Camino Ave.

- Favorable
- Unfavorable
- Petition
- Correspondence

NAME	PROponents	ADDRESS
<u>Alon Kala</u>	<u>1280 Trail Inn Way, Sac.</u>	
<u>Velma Murphy</u>	<u>2501 Northgate Blvd.</u>	

NAME	OPponents	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			✓
Goodin	✓			
Holloway	✓		✓	
Larson	✓			
Muraki	✓			
Silva		✓		
Simpson	<u>Absent</u>			
Hunter		✓		

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

ORDINANCE NO. 82-083

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 536 WEST EL CAMINO AVENUE
 FROM THE R-2A, GARDEN APARTMENT ZONE
 AND PLACING SAME IN THE OB-R, OFFICE BUILDING-REVIEW
 ZONE (FILE NO. P-82-181) (APN: 274-131-02)

APPROVED
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE
CITY CLERK

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-2A, Garden Apartment zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB-R, Office Building-Review zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 26, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION (P82-181)

Beginning at the Northwest corner of said Lot 126; thence from said point of beginning along the northerly line of said Lot 126, said line also being the southerly line of West El Camino Avenue (El Camino Avenue). South $89^{\circ}08'00''$ east 132.00 feet to the northeast corner of said Lot 126; thence south $00^{\circ}08'00''$ west 7.50 feet; thence south $84^{\circ}22'29''$ west 66.33 feet; thence north $89^{\circ}08'00''$ west 66.00 feet; thence North $00^{\circ}08'00''$ east 15.00 feet to the point of beginning; containing 1731 square feet, more or less.

RESOLUTION NO. 82-697

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN FROM RESIDENTIAL TO BUSINESS-PROFESSIONAL OFFICE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P82-181) (APN: 274-131-02)

WHEREAS, the City Council conducted a public hearing on October 5, 1982, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for office development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the South Natomas Community Plan as Business and Professional Office.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

CITY CLERK

OCT 5 1982

OFFICE OF THE
CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION (P82-181)

Beginning at the Northwest corner of said Lot 126; thence from said point of beginning along the northerly line of said Lot 126, said line also being the southerly line of West El Camino Avenue (El Camino Avenue). South $89^{\circ}08'00''$ east 132.00 feet to the northeast corner of said Lot 126; thence south $00^{\circ}08'00''$ west 7.50 feet; thence south $84^{\circ}22'29''$ west 66.33 feet; thence north $89^{\circ}08'00''$ west 66.00 feet; thence North $00^{\circ}08'00''$ east 15.00 feet to the point of beginning; containing 1731 square feet, more or less.

* 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		

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.

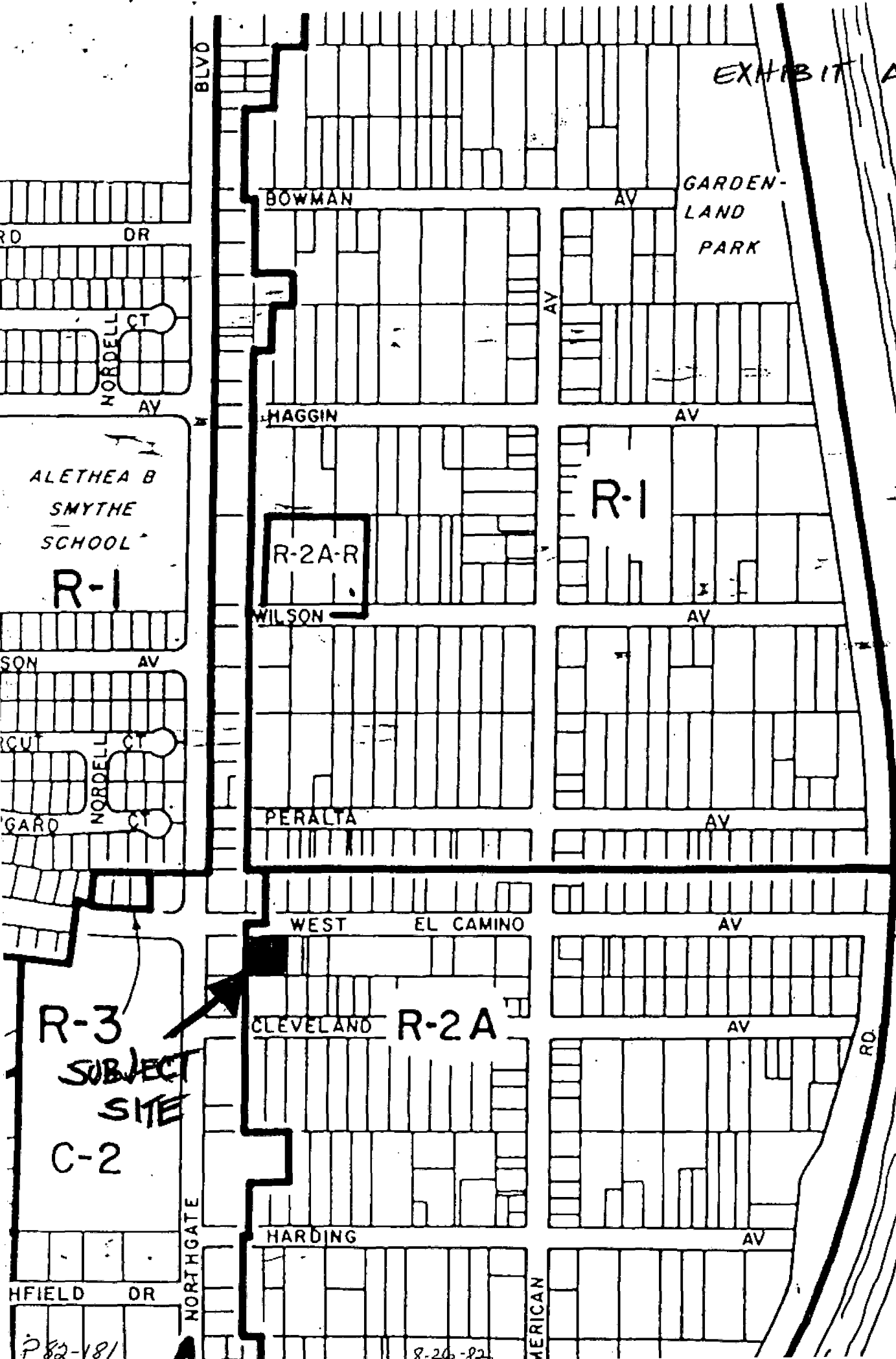
STAFF RECOMMENDATION: Staff recommends the following actions:

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



ALETHEA B
SMYTHE
SCHOOL
R-1

GARDEN-
LAND
PARK

R-2A-R

R-1

R-3
SUBJECT
SITE
C-2

CLEVELAND R-2A

P 82-181

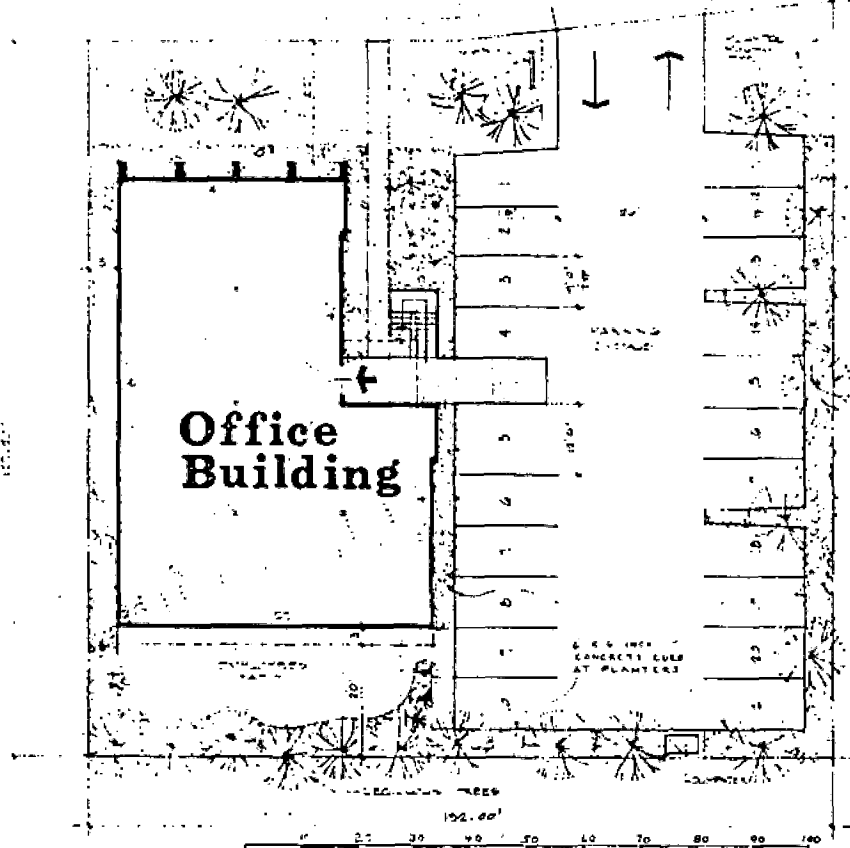
8-26-82

#1

P 82-181

August 26, 1982

west el camino avenue



Office Building

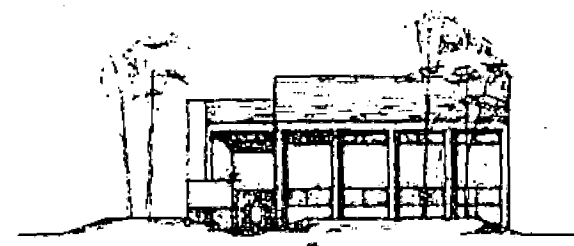
N

BAR SCALE 1/4 INCHES = 100 FEET

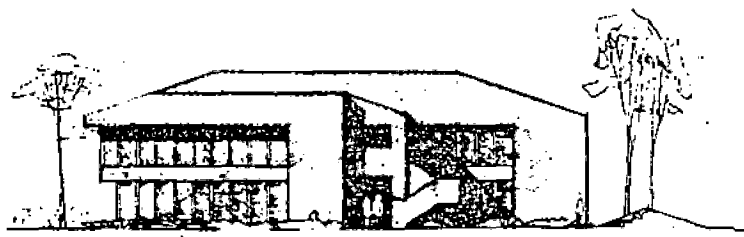
1/4" = 100' ONE INCH = 200 FEET

site plan

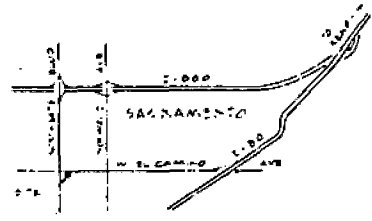
NOTES:
 1. TOTAL SITE AREA - 2.12 AC. ±
 2. TOTAL OFFICE AREA - 3,000 SQ. FT.
 3. TOTAL PARKING - 10 SPACES



north



east



VICINITY MAP

PARKING 10 SPACES INCLUDING 1 HANDICAPPED SPACE

OFFICE BUILDING















104 WEST EL CAMINO AVENUE SACRAMENTO - CALIFORNIA

OWNER: ROBERT L. DEER, MURPHY WILLIAM BEVENNY









P 82181G

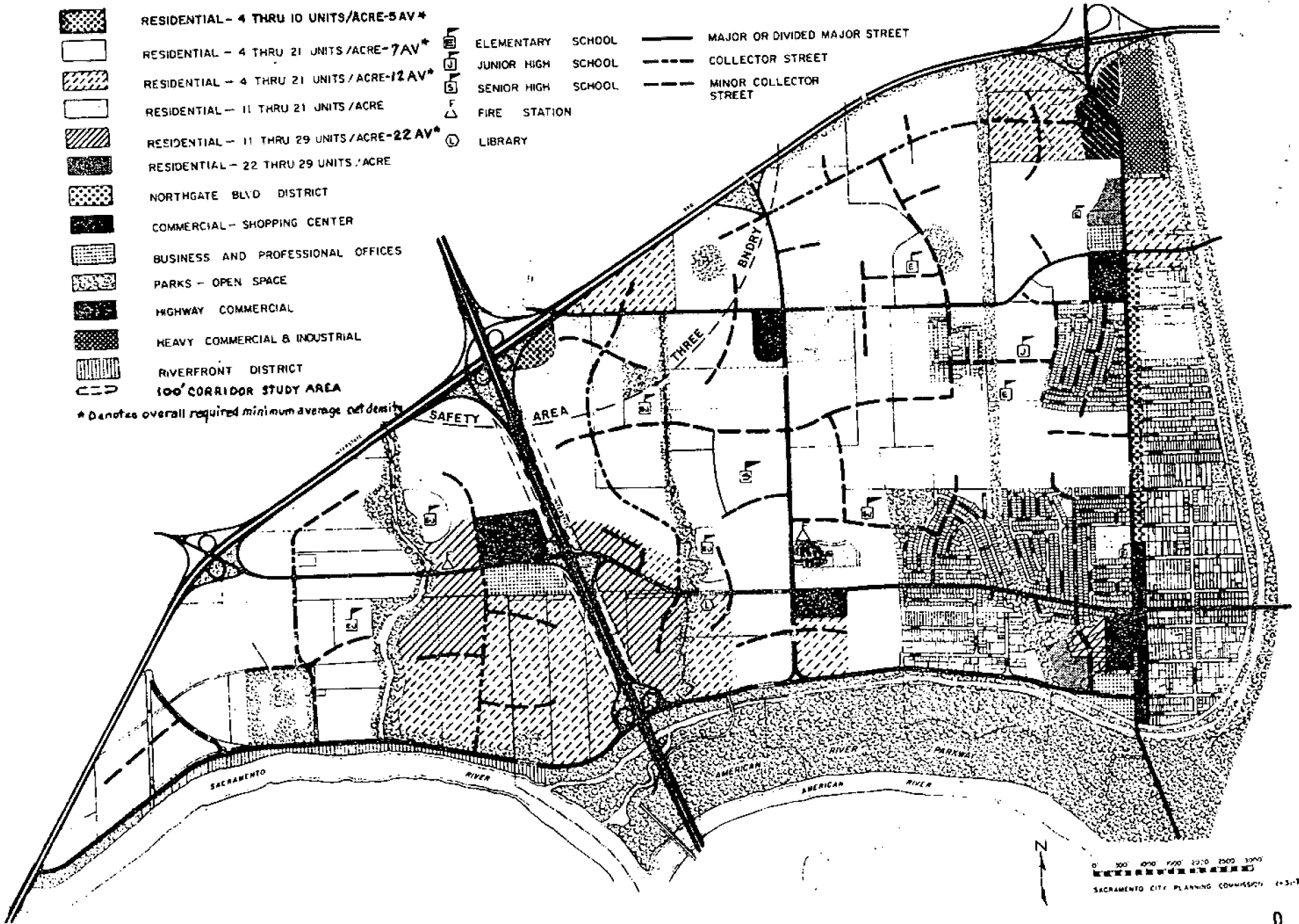
#13

27

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV*
-  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-7AV*
-  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-12AV*
-  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

* Denotes overall required minimum average net density

-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  SENIOR HIGH SCHOOL
-  FIRE STATION
-  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
-  COLLECTOR STREET
-  MINOR COLLECTOR STREET



SOUTH NATOMAS COMMUNITY PLAN



CITY OF SACRAMENTO

27 (2)

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 20, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone .39+ acres developed with nonconforming commercial use from R-2A to ~~XXXX~~ C-2

LOCATION: 536 West El Camino Avenue

SUMMARY

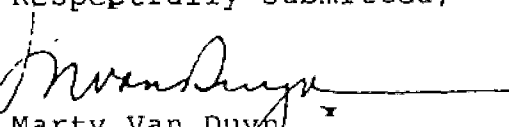
This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 5, 1982.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachments
P82-181

PASSED FOR
PUBLICATION
& CONTINUED
TO 10/5/82

September 28, 1982
District No. 1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 536 WEST EL CAMINO AVENUE

FROM THE R-2A, GARDEN APARTMENT ZONE
AND PLACING SAME IN THE ~~C-2, GENERAL COMMERCIAL~~ ~~OFFICE BUILDING~~
ZONE (FILE NO. P-82-181) (APN: / 274-131-02)
SET

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-2A, Garden Apartment zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the ~~C-2, General Commercial~~ zone(s). *SET*
~~OFFICE BUILDING~~

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 26, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

APPLICATION INFORMATION FORM
(Please Type or Print)

Legal Description of Subject Site: Beginning at the Northwest corner of said Lot 126; thence from said point of beginning along the Northerly line of said Lot 126, said line also being the Southerly line of West El Camino Avenue (El Camino Avenue). South 89°08'00" East 132.00 feet to the Northeast corner of said Lot 126; thence South 00°08'00" West 7.50 feet; thence South 84°22'29" West 66.33 feet; thence North 89°08'00" West 66.00 feet; thence North 00°08'00" East 15.00 feet to the point of beginning; containing 1731 square feet, more or less.

Assessor's Parcel No. 274-131-02 Address: 536 W. El Camino Ave., Sacto. 95833

Rezone: From: R-2A To: C-2

Special Permit Variance Other: _____

Present Use of Property: Small older building used as a Barber Shop

Subject Site: Area: 17,079 sq ft Dimensions: 129 x 132 ^{131'2"} Zoning: R-2A

Owner of Record: Robert T & Velma D. Murphy - William M. Beverly

Address: 2501 Northgate Blvd., Sacramento, California 95833

Applicant: Velma Doris Murphy

Address: Same Phone: 927-4702 or 991-3314

Statement of Intent: (See Filing Instruction No. 7) (If necessary, use other side or additional sheets)
We purpose to build a two-story General Office Building - 8,122 square feet - and offer office space for rent.

Signature of applicant

Applicant's Signature: *Velma Doris Murphy*

Date Filed: _____ Application No. **P 82181**

CPC Meeting Date: 5/1/82 Community Plan: _____

Related Files: _____