

# CITY PLANNING COMMISSION

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

APPLICANT	JOHN R. WAHL, 8400 Moravian Court, Sacramento, CA 95826		
OWNER	JOHN R. WAHL, 8400 Moravian Court, Sacramento, CA 95826		
PLANS BY	JOHN R. WAHL, 8400 Moravian Court, Sacramento, CA 95826		
FILING DATE	7/31/87	ENVIR. DET.	8/31/87 NEG. DEC.
ASSESSOR'S-PCL. NO.	050-0020-041		
REPORT BY DJH:vf			

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 0.52+ developed acres from Limited Commercial (C-1) zone to General Commercial (C-2) zone.

**LOCATION:** 4500, 4502, 4504, 4506 Brookfield Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to rezone an existing C-1 commercial lot to C-2 in order to allow a wider range of permitted commercial uses.

**PROJECT INFORMATION:**

1974 General Plan Designation:  
 1986 South Sacramento Community  
 Plan Designation:  
 Existing Zoning of Site:  
 Existing Land Use of Site:

Commercial  
 General Commercial  
 C-1  
 Retail Store Building

**Surrounding Land Use and Zoning:**

North: Apartments; R-3  
 South: Apartments; R-3  
 East : Day Care Center; C-2  
 West : Circle K Market; C-2

Setbacks:	Required	Provided
Front:	0'	80'
Side(Int):	0'	0'
Side (St):	15'	20'
Rear:	15'	25'

Parking Required:  
 Parking Provided:  
 Property Dimensions:  
 Property Area:  
 Square Footage of Building:  
 Height of Building:  
 Topography:  
 Street Improvements & Utilities:  
 Exterior Building Materials:  
 Roof Material:

Previously approved  
 Previously approved  
 150' deep x 125' width  
 0.51+ acre  
 5,500 sq. ft.  
 One story  
 Flat  
 Existing  
 Concrete block; glass storefront  
 Tar and paper

**BACKGROUND INFORMATION:** The subject site was previously zoned R-3 prior to action by the City Council in 1965 to rezone the site to Limited Commercial (C-1) zone (P-2389 approved 10/14/65 by the City Council). The existing site was formerly used by Circle K for a convenience market until they relocated to the property due west of the project site. The Planning Commission approved the new Circle K mini-market and gas station on January 10, 1985 (P85-008).

Since Circle K left the project site, the building's owner has had difficulty in attracting tenants who are allowed by right in the C-1 zone. The applicant is requesting a rezone to C-2 so that a wider range of permitted commercial uses would be allowed. Since construction of the new Circle K, the visibility of the store front has been hampered.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is designated for General Commercial uses in the 1986 South Sacramento Community Plan and is currently zoned Limited Commercial (C-1) zone. Surrounding land uses include a 24 hour Circle K market with gasoline pumps to the west, a day care center to the east and apartments to the north and south.

B. Rezone Analysis

When the subject site was rezoned from R-3 to C-1 in 1965, the rationale for establishing a Limited Commercial zone was to provide a buffer from the Commercial C-2 zoned property along Franklin Boulevard to the west and the Multiple Family and Single Family uses and zoning to the east. The Planning Commission has historically placed C-1 zoning in areas where residential land uses may be adversely affected by incompatible uses allowed in the C-2 zone.

Staff has field inspected the site and discussed with the applicant the range of uses allowed in the C-1 zone which may be attracted to the site. The applicant has received inquiries from prospective tenants who are not allowed in the C-1 zone, but are allowed in the C-2 zone. The applicant understands the purpose of placement of light commercial uses adjacent to residential land uses, however, he states that since 1965, the neighborhood has changed where gangs now roam the neighborhood and the apartments create more of a nuisance than commercial tenants.

Staff noted where the board fence located to the south of the subject site has been destroyed by tenants of the apartments in order to provide a short cut to the Circle K or Shell gas station located along Franklin Boulevard. Activities of area residents and the poor security provided at the site due to placement of the Circle K building creates problems beyond control of the zoning.

Staff suggested that the applicant construct a solid masonry wall, six feet in height similar to the Circle K masonry wall. The applicant did not feel the construction of a wall would prevent trespassing as it currently exists.

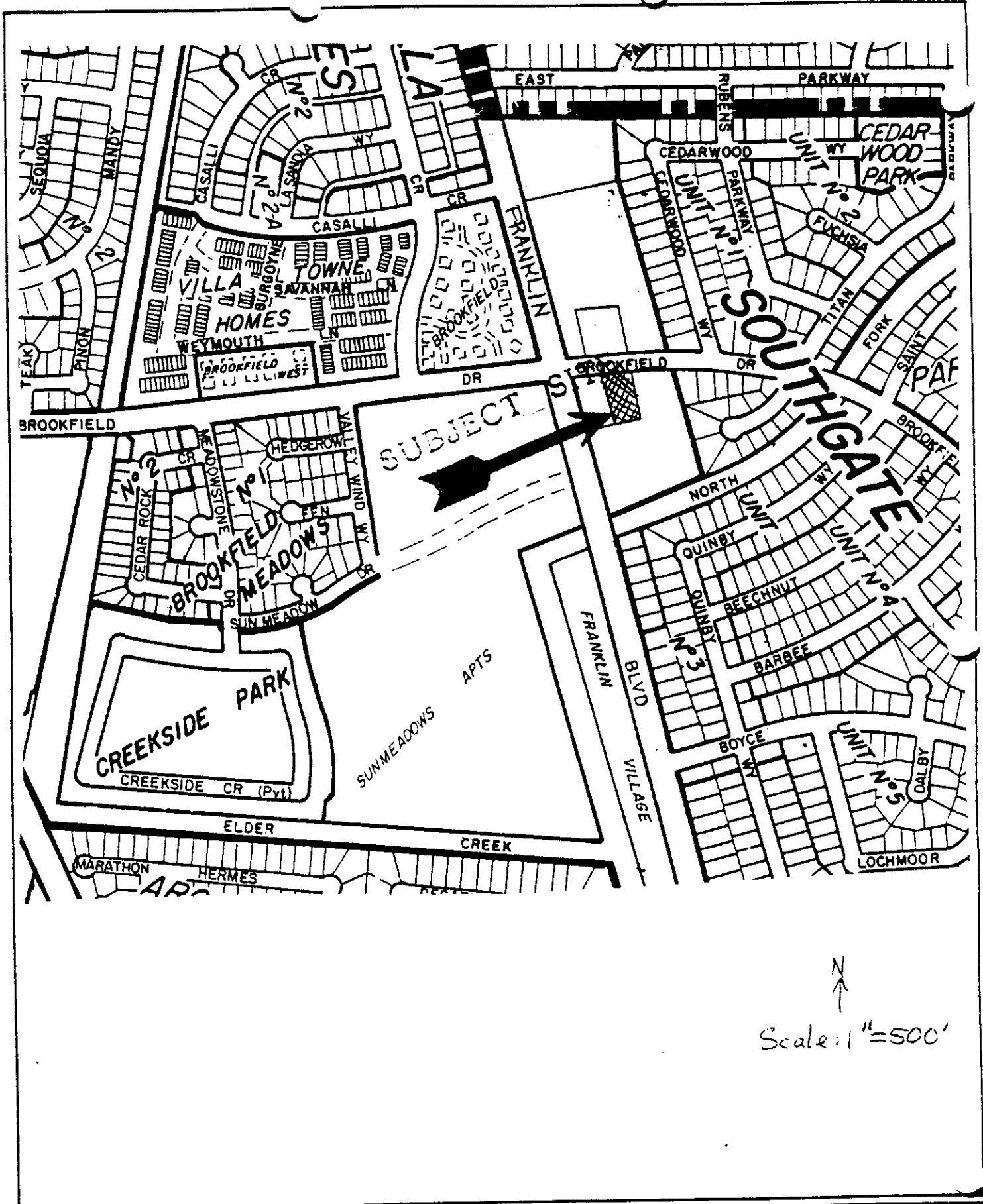
Staff also recommended that the site be improved with security fencing or wrought iron gates. The applicant questioned as to how long such improvements would last with gang activities in the area.

Irrespective of the suggestions to enhance onsite security, the applicant does not wish to be limited to C-1 uses for his property. Staff noted the day care center is also zoned Limited Commercial (C-1) zone. Since property to the north and south is developed with apartments any change in zoning to allow those uses in the C-2 zone may create adverse impacts on the neighbors. Staff does not support the request for rezoning to a more intensive commercial zone, the C-2 zone, since those uses would contribute more to nuisance and health threatening activities to residents adjacent to the site than uses allowed in the C-1 zone. The C-1 zone should be retained as a buffer zone separating the commercial uses along Franklin Boulevard from the residential uses located along Brookfield Drive.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

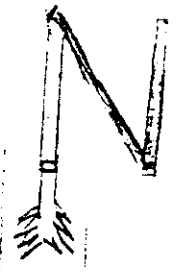
RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend denial of the rezoning from Limited Commercial (C-1) to General Commercial (C-2) zones for property shown and described in the attached exhibits.



**VICINITY MAP**

30-0-1977



SOUTHGATE TOWN  
TERRACE HOMES INC

C-1 - VACANT LAND

7537  
R-3

7575  
Shell  
STATION  
OIL  
CO.  
C-2 (19)

APT.  
COMPLEX (18)  
R-3

R-1  
E. & P. SILVA (17)  
A. & E. WRIGHT (16)  
L. PADELLA (15)  
G. & S. SIMS (14)  
4509

CEDARWOOD

L. & E. CRUMBAL (13)  
4515

Brookfield Dr.  
(Day Care Center)

7595  
CIRCLE K. COMP. (21)  
C-2

4500-4506  
SUBJECT  
J.R. WAHL  
110' BUILDING  
R-3 (1)

4508  
V. & B. HURKENS  
B L G (12)  
C-1

4510  
P. & O. LOZANO (11)  
4512  
D.T. THOMAS (10)

4516  
G. & F. MARQUARDT (9)  
4520  
M. L. SILBERMAN (8)

Franklin Blvd.

7605  
APT. COMPLEX (2)  
R-3  
7625  
DR. H. & CARL ZEITLER  
3

SECS  
5 & 8

R-1  
P. J. SULLIVAN (5)  
W. & M. HOWE (6)  
7596  
7600  
7601

7592  
L. E. L. FRICK (7)  
TITIAN

F. CARTER (4)  
R-1

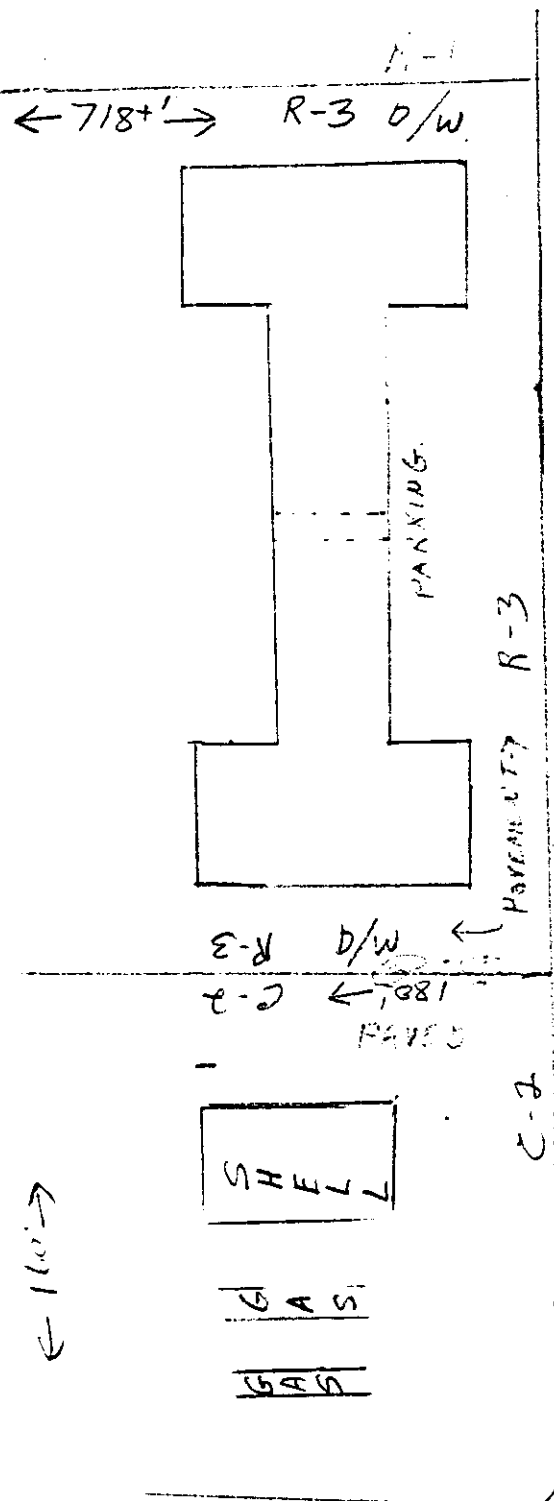
# LAND USE & ZONING MAP

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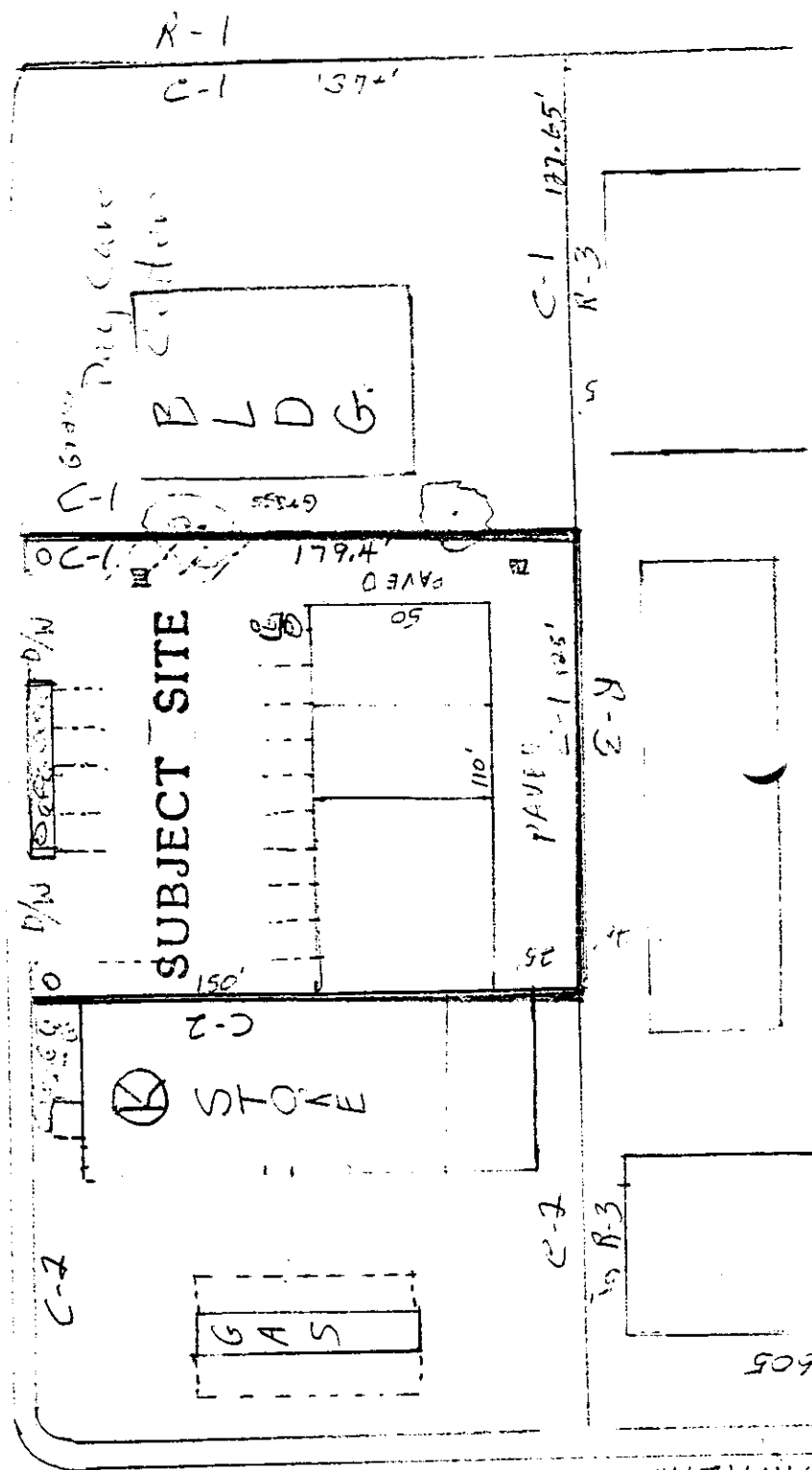
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SITE PLAN



Brookfield Drive 1"=50'  
 J. R. WAHL PROPERTY



CPC FILE COPY

P87350

APPL. NO. \_\_\_\_\_  
 CHECK NO. \_\_\_\_\_  
 REG. DATE(S) \_\_\_\_\_  
 PERMITS NO(S) \_\_\_\_\_  
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# REZONE EXHIBIT LEGAL DESCRIPTION

WAAL

PARCEL 1:

All that portion of Section 5, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the center line of Brookfield Drive a public street 60.00 feet in width, said point of beginning lies North 14° 53' 55" West 30.36 feet and South 80° 18' 26" West 128.52 feet from the Northwest corner of Lot 61, as shown on the "Plat of Southgate Meadows Unit No. 1", recorded August 2, 1963, in Book 72 of Maps, Map No. 10, Records of said County; thence from said point of beginning, South 15° 00' 33" East, 179.45 feet; thence South 74° 55' 50" West 125.00 feet to the Southeast corner of the property described in the deed to Gulf Oil Corporation of California, recorded July 25, 1962, in Book 4486 of Official Records, Page 294; thence along the East line of said property, North 15° 00' 33" West 180.00 feet to a point on the center line of said Brookfield Drive; thence along said center line North 74° 55' 50" East, 90.77 feet; thence continuing along said center line on the arc of a curve continuing along said center line on the arc of a curve to the right having a radius of 1050.00 feet, said arc being subtended by a chord which bears North 75° 51' 52" East, 34.23 feet to the point of beginning, containing an area of 0.516 acres, more or less, commonly known as 4500-4506 Brookfield Drive, Sacramento, California.

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