

CITY PLANNING COMMISSION

927-10th St., Ste. 300 SACRAMENTO, CALIFORNIA 95814

APPLICANT	Moss Land Company, 711 'J' Street, Sacramento, CA 95814		
OWNER	Moss Land Company, 711 'J' Street, Sacramento, CA 95814		
PLANS BY	Justice & Associates, 4153 Northgate Boulevard, Sacramento, CA 95834		
FILING DATE	6-4-82	50 DAY CPC ACTION DATE	7-8-82
REPORT BY:	SC:bw		
NEGATIVE DEC.	6-22-82	EIR	ASSESSOR'S PCL. NO. 119-190-01

- APPLICATION:
1. Negative Declaration
 2. Amendment of the Meadowview Community Plan from Light Density Residential to Limited Commercial, or more restrictive zone.
 3. Rezone from Agricultural A, .51 acres to Limited Commercial C-1-R.
 4. Tentative Map to divide a 156± acre vacant parcel into two parcels of 155.4 and 1.6 acres.
 5. Subdivision Modification to waive street improvements along Freeport Boulevard and for service connections.
 6. Variance to allow a parcel less than 5 acres in the Agricultural A zone.

LOCATION: East side 8055 Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop additional parking on vacant land adjacent to an existing restaurant

PROJECT INFORMATION:

1974 General Plan Designation:	Agricultural
1968 Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Print shop and residential - R-3 (County)
South:	Residence - R-3 (County)
East:	Vacant - A (City)
West:	Restaurant and residence -(vacant - C-1 and R-3 County)

Parking Provided:	30 spaces
Property Dimensions:	330 x 600 irregular
Property Area:	69,696 sq.ft.
Significant Features of Site:	Existing Trees

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 23, 1982, by a vote of eight ayes and one absent, the Subdivision Review Committee recommended approval of the Tentative Map and Subdivision Modification providing the applicant satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. The applicant shall place the following note on the final map: When development of lot fronting on Freeport occurs, the developer shall contact the City-County Health Department to ensure the integrity of the on-site septic system or leader lines.
2. Enter into an agreement with the City to participate in any future assessment districts to provide standard subdivision improvements.

APPLICANT'S PROPOSAL: This proposal involves a vacant flag-shaped parcel adjoining an existing restaurant. The applicant is proposing to use part of this parcel as a parking lot for the restaurant which is presently experiencing parking problems during peak operating hours. The restaurant is located in the County, while the proposed parking area is situated inside the City boundary line. This parcel is located to the west of the proposed Delta Shores PUD.

The applicant is also requesting a variance to allow a parcel less than five acres in the agricultural zone. The proposed Delta Shores project east of this site is planning to develop in a manner that would leave a small fragment of agriculturally zoned land adjacent to an existing restaurant. The owner of the restaurant wishes to purchase the small parcel of agricultural land to use as a buffer zone from the proposed new development and to utilize a portion of the land for additional parking. The agricultural zoning will ensure that incompatible uses will not be developed on this site and will also help to preserve the rural character of this small community. A portion of this parcel will be rezoned to C-1-R to allow the expansion of a parking lot for the restaurant.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. This site is bordered on the south by existing residences, and the access road into the proposed parking area is located along the residentially developed side of the property. The zoning ordinance requires a six-foot masonry wall on interior property lines for commercial development which abuts residential property. In an effort to minimize the impact of traffic on the neighboring residences, staff recommends a solid six-foot masonry wall be erected along this property line. At the present time a row of young trees line the southerly border and act as a break between the commercial and residential uses. These trees should be preserved when the masonry wall is constructed.
2. There are several mature Walnut trees located between the existing restaurant site and the proposed parking area. These trees should be preserved to provide shading for the parking area and also to maintain the lush environment of this small river community.
3. Although there are existing trees located along the proposed parking area, it is necessary for the applicant to show how the parking lot will meet the 50 percent shading requirement. The applicant will be required to submit a shading diagram to staff for review and approval.

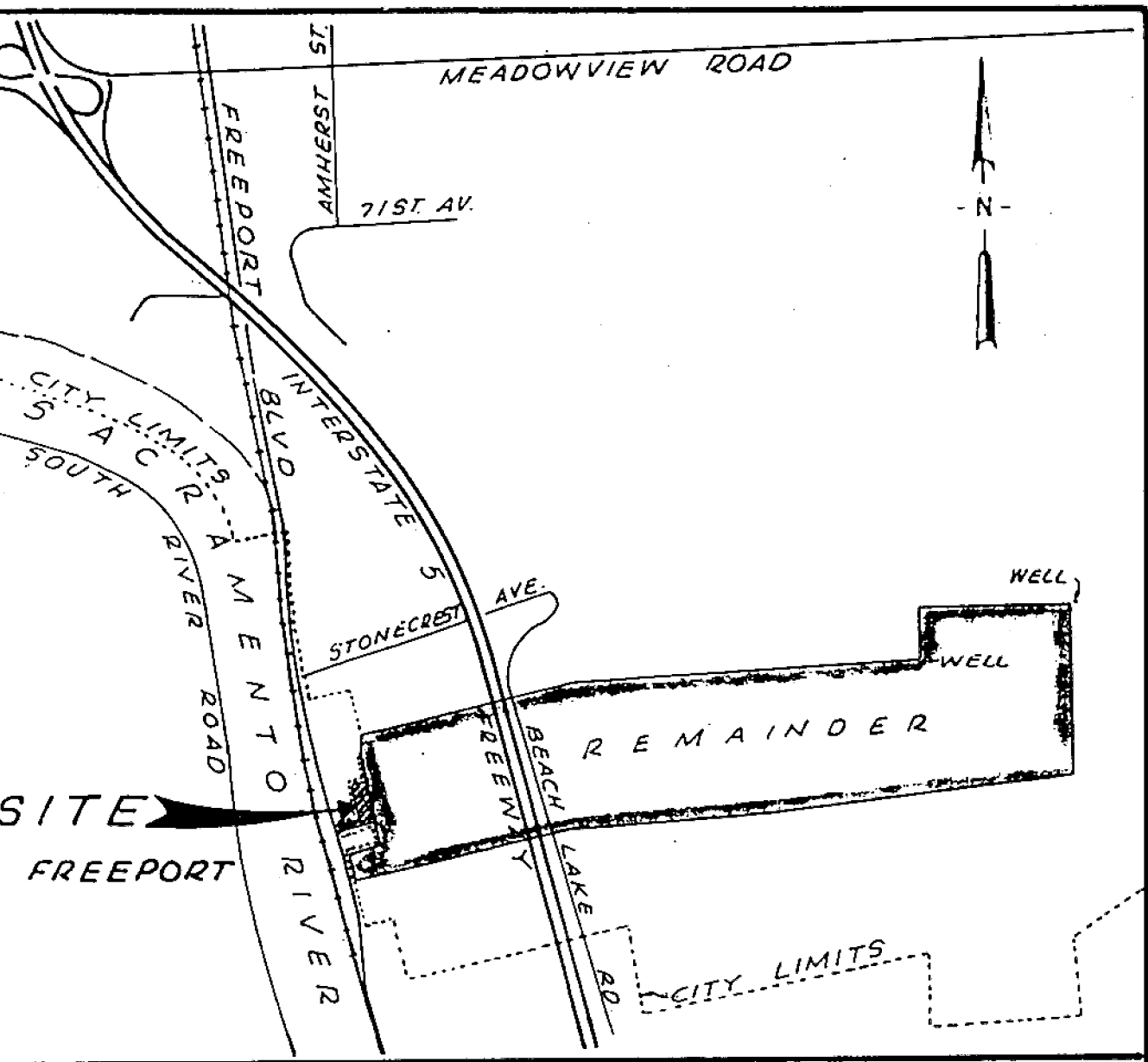
4. The City Police Department is requesting that the parking lot and entrance be well lighted for safety purposes. In meeting the lighting requirement staff recommends that a lighting plan be submitted for staff review and approval. This is being requested to ensure that the lighting does not have a negative impact on adjacent residences. The lighting should be designed in such a manner that it does not shine into the existing residences and provide light to deter crime.
5. The entryway for the proposed parking lot expansion is located south of the restaurant off of Freeport Boulevard. The City Police Department expressed concern over possible problems with ingress and egress due to parking patterns along Freeport Boulevard. It was believed that limited vision in this area could create traffic and safety problems, and therefore the applicant may want to consider this problem in the design and safety of this project.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approval of the Community Plan Amendment from Light Density Residential to General Commercial, or more restrictive zone;
3. Approval of the Rezone from Agricultural A to General Commercial Review C-1-R, subject to conditions which follow;
4. Approval of the Tentative Map to divide a 156± acre parcel into two parcels of 155.4 and 1.6 acres, subject to conditions which follow;
5. Approval of the Subdivision Modification to waive street improvements and service along Freeport Boulevard.
- * 6. *Approval of the Variance to allow a parcel less than 5 acres in the Agricultural zone subject to Findings of Fact to follow:*
- * Conditions - Tentative Map: *The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:*
 - a. The applicant shall place the following note on the final map: When development of lot fronting on Freeport occurs, the developer shall contact the City-County Health Department to ensure the integrity of the on-site septic system or leader lines.
 - b. Enter into an agreement with the City to participate in any future assessment districts to provide standard subdivision improvements.
- * Conditions / Rezone
 - c. *a.* The applicant shall submit plans for the parking lot and entrance lighting which provide a minimum two-foot candle of light at the surface *prior to issuance of a building permit;*
 - d. *b.* The applicant shall provide a six-foot decorative masonry wall along the south property line. Design of the wall shall be reviewed and approved by the Planning Director. The wall shall also taper from six feet to three feet within 15 feet of Freeport Boulevard;
 - e. *c.* The applicant shall preserve and protect all existing trees on the site if possible, unless the City Arborist finds that they are diseased or otherwise not worth retaining.

* Findings of Fact - Variance

1. Issuance of this Variance will not create a special privilege in that the property adjacent to the site will be removed from agricultural zoning for a proposed PUD and the applicant wishes to use the remaining land as a buffer zone.
2. Issuance of this Variance will not constitute a disservice to the public welfare or other property owners in the vicinity in that additional open space is being provided to enhance the existing uses in this area.
3. The proposal is consistent with the General Plan to "give priority to open space areas which reflect the highest number of open space functions, i.e., managed resource production, resource preservation, outdoor recreation, public health and safety, visual amenity and utility functions" in that the applicant will be preserving the area for future use while providing a visual amenity to the community which will also act as a buffer from new development east of this site.



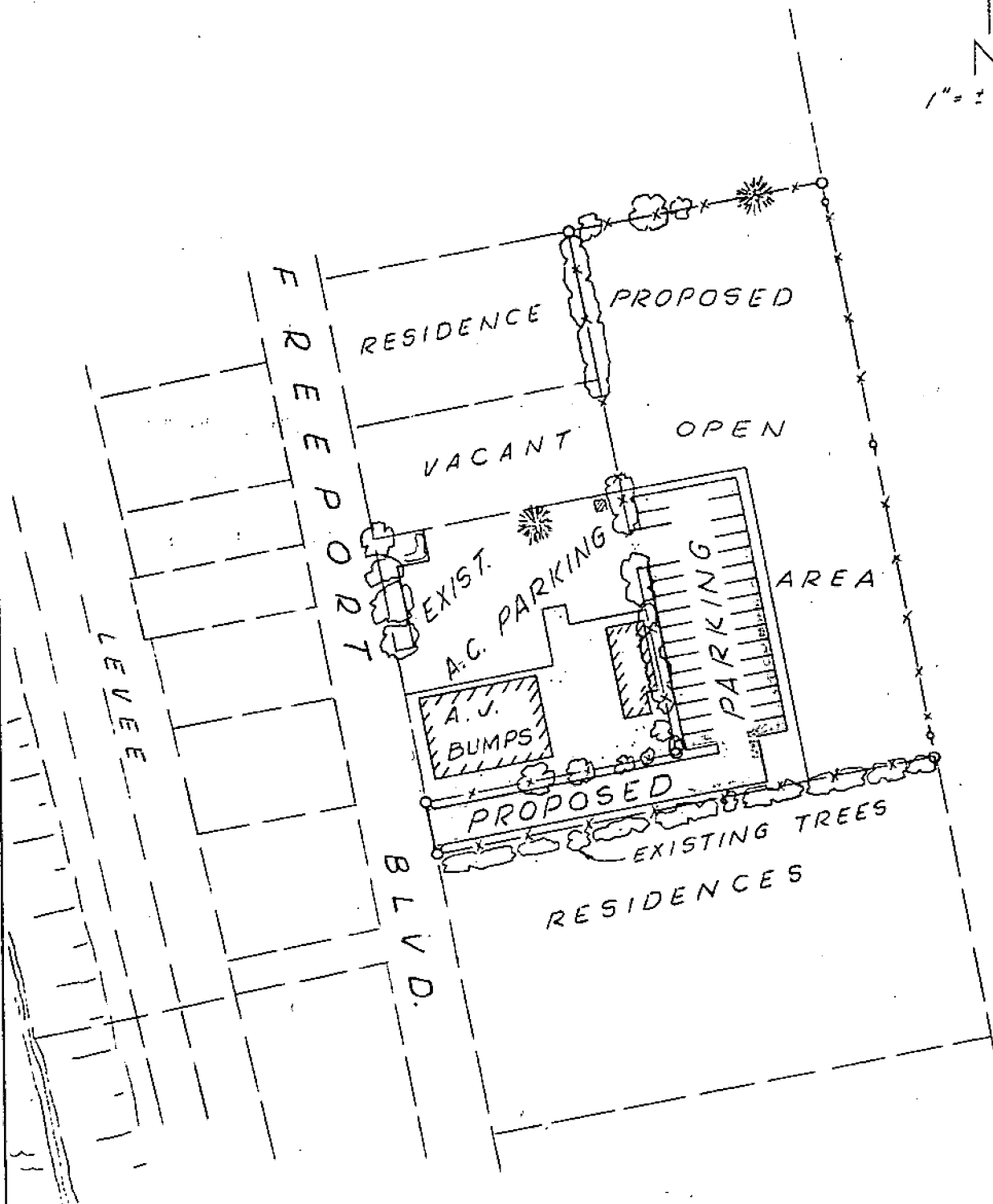
VICINITY MAP

SCALE: 1" = 200'

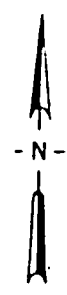


PRELIMINARY
SITE DEVELOPMENT PLAN

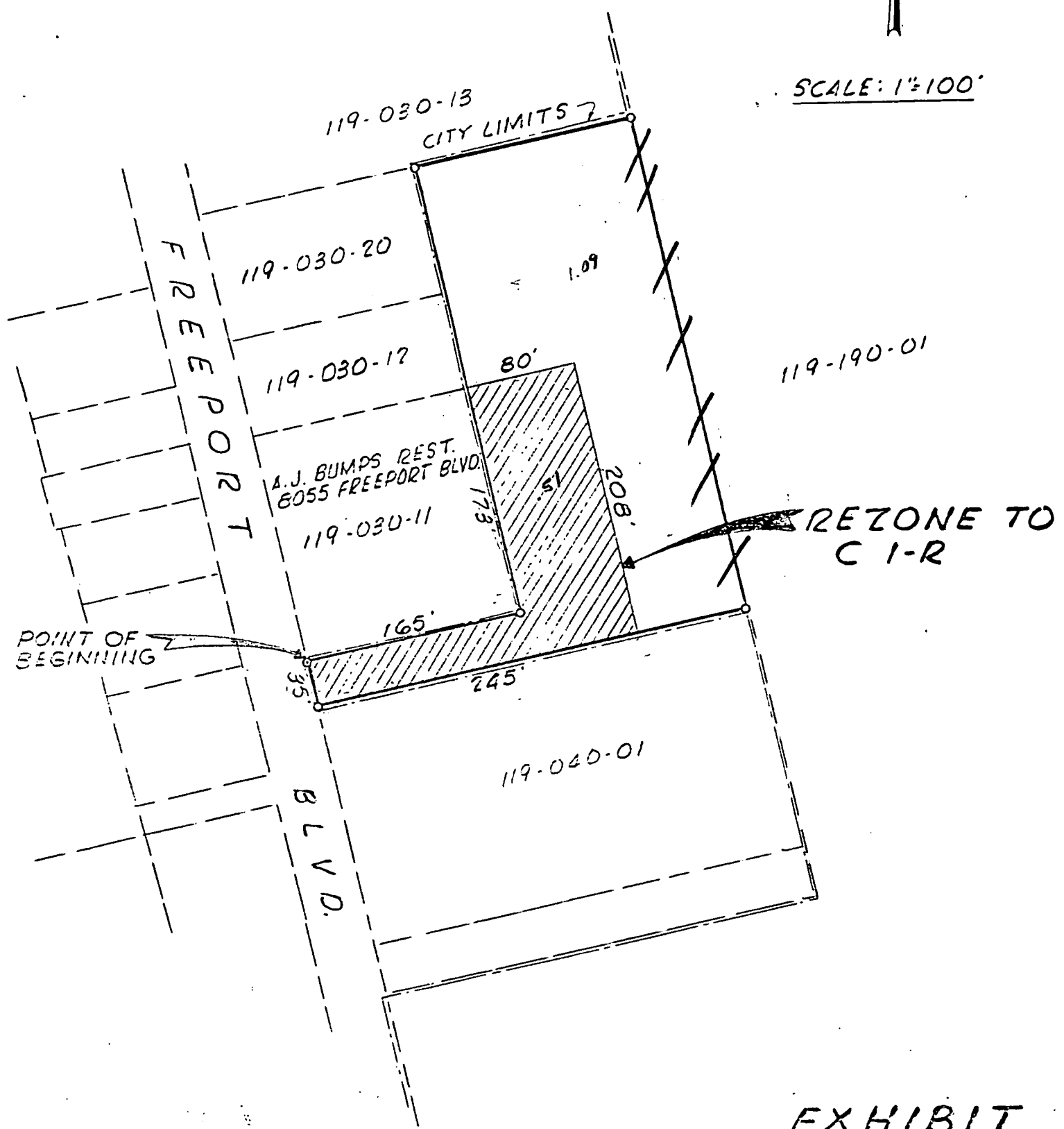
↑
N
1" = 100'



003412



SCALE: 1"=100'




003409

EXHIBIT

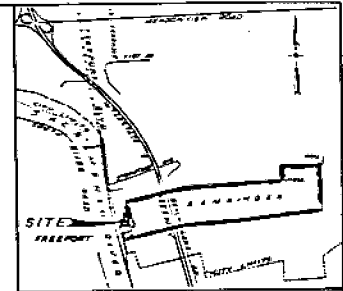
TENTATIVE PARCEL MAP
 FOR
 A PORTION OF SECTIONS 13 AND 14 T.7N, R.4E.
 AND A PORTION OF SECTION 18 T.7N, R.5E. M.D.M.
 CITY OF SACRAMENTO, CALIF.

JUNE, 1982

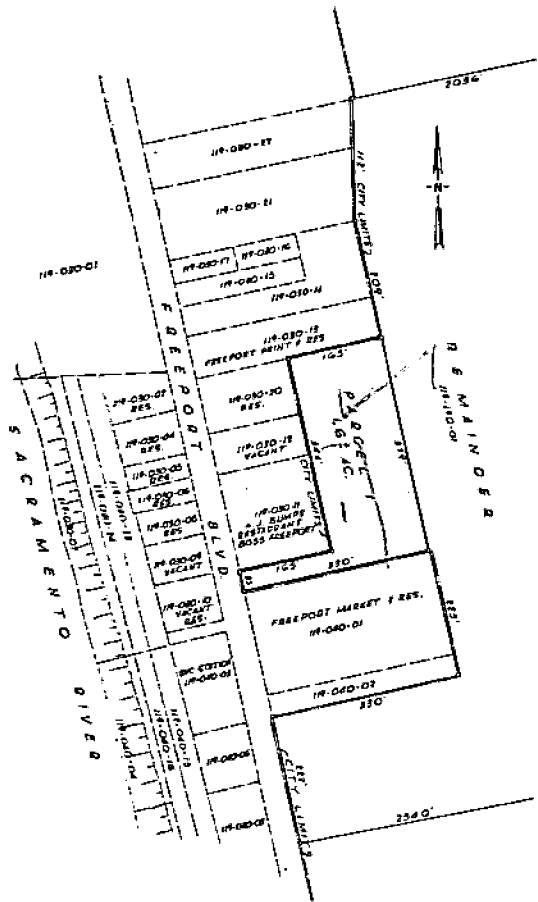


403 Northgate Blvd
 Sacramento, CA 95834
 916-929-7800

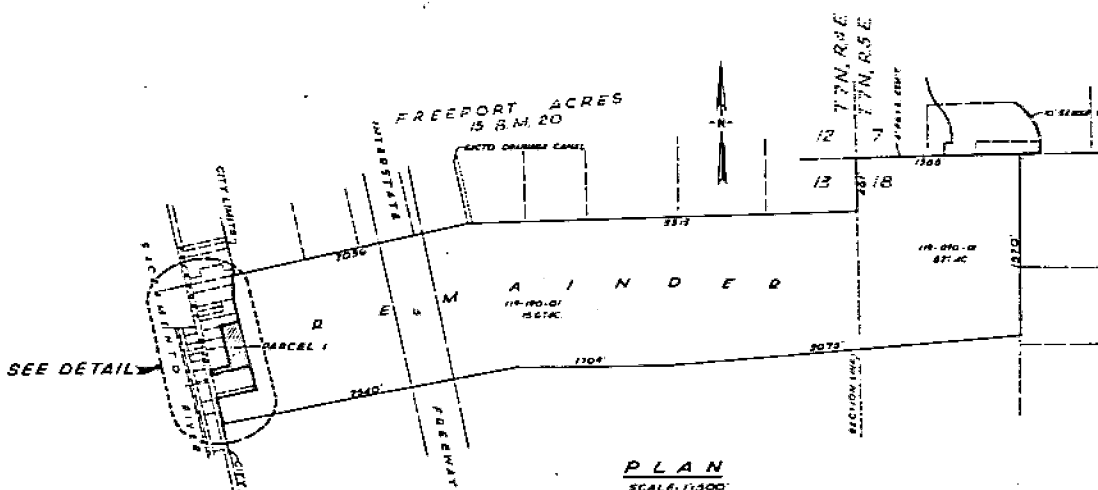
JUSTICE-ASSOC.
 Consulting Civil Engineers



VICINITY MAP
 SCALE: 1"=200'



DETAIL
 SCALE: 1"=100'



PLAN
 SCALE: 1"=500'

003411

NOTE: 1. NEAREST WATER LINE IS A 12" LINE APPROX. 2600' N. NORTH OF SITE ON FREEPORT BLVD.
 2. NEAREST SEWER LINE ON EAST SIDE OF FREEWAY.

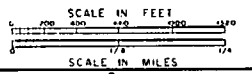
ASSESSORS PARCEL NO.-----	111-020-01 & 111-020-01
OWNER & SUBDIVIDER-----	MOSS LAND CO. 711 J ST SAC TO, CALIF. 95818 PHONE: 448-1800
ENGINEER-----	JUSTICE & ASSOC. INC. 4133 NORTHGATE BLVD SAC TO, CALIF. 95834 LAUREN KOTASKA R.O.E. 24888 PHONE: 929-7100
EXIST. USE-----	VACANT
PROPOSED USE-----	ADDITIONAL PARKING FOR A.J. BUMPS RESTAURANT
EXIST. ZONING-----	A (AGRICULTURE)
PROPOSED ZONING-----	C-2 (GENERAL COMMERCIAL)
NUMBER OF PARCELS-----	1 AND REMAINDER
FLOOD ZONE-----	C (AREA OF MIN. FLOODING)

COMPREHENSIVE ZONING PLAN

SACRAMENTO COUNTY, CALIFORNIA

OFFICIAL APPROVAL CERTIFICATE
 COUNTY PLANNING COMMISSION
 APPROVED MAY 22, 1979
 SECRETARY: BELLY O'LEARY CHAIRMAN: FREDERICK STILES
 SACRAMENTO COUNTY BOARD OF SUPERVISORS
 ADOPTED BY ORDINANCE NO. 202-79-48 6 SEPT, 1979
 CLERK OF THE BOARD: SANDRA SMOLEY

284/140



SEPT. 6, 1979

