

STAFF REPORT AMENDED 12-1-83
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Anthony C. Gonzales - 6700 Folsom Blvd, Sacramento, CA 95819				
OWNER	Mr. & Mrs. N. Engelberg - #4 Birdie Drive, Novato, CA 94947				
PLANS BY	D. R. Anderson - 6700 Folsom Blvd., Sacramento, CA 95819				
FILING DATE	10-21-83	50 DAY CPC ACTION DATE	12-1-83	REPORT BY:	SC:SG
NEGATIVE DEC	11-1-83	EIR		ASSESSOR'S PCL. NO.	266-373-20 & 24

- APPLICATION:
1. Environmental Determination
 2. Lot Line Adjustment to combine two parcels totaling 2± acres located in the Light Industrial (M-1) zone
 3. Variance to obtain a building permit for a parcel with less than 20' of public street frontage (Sec. 2-H-3)

LOCATION: 1825 and 1835 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a mobile home sales lot on a parcel of land which does not provide adequate street frontage.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Arden/Arcade Community
Plan Designation: Heavy Commercial/Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: House; M-1
South: Commercial; M-1
East: Retail/Wholesale; M-1
West: I-80 Freeway; I-80

Parking Required: 5
Parking Provided: 10
Property Dimensions: Irregular
Property Area: 2± acres
Height of Structure: Single story
Topography: Flat to sloping
Street Improvements: To be provided
Utilities: To be provided

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Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is located adjacent to the I-80 freeway and is landlocked except for an 18 foot fire lane which provides access off of Albatross Way. Since the fire lane is not adequate for the proposed mobile home sales lot, the applicant is proposing to gain an access easement through an adjacent parcel which fronts on Fianza Avenue. In addition, the applicant has indicated that access will be available through an adjacent parcel located on the southeast side of the subject site from El Camino Avenue.

2. The site plan indicates that a ten foot planter will be provided along the property line adjacent to the I-80 on-ramp. Staff recommends this planter strip be heavily landscaped with evergreen trees to provide a buffer between the freeway and the mobile home sales yard. The applicant will also be required to provide 50% shading in the parking area.
3. The applicant has indicated that a detached sign will be placed on the southern boundary of the subject site. The applicant will be required to submit a detailed sign plan for staff's review and approval. Since the sign will be located within 660 feet of the freeway, the applicant will have to comply with the sign regulations outlined in Division II of the sign ordinance governing special sign districts.
4. The site plan was reviewed by the City Traffic Department who has indicated concern over the applicant's proposed access off of Frienza Avenue. The Traffic Department stated that access via Frienza Avenue is not adequate since this street is not improved to City standards and that Frienza Avenue would have to be improved to City standards if this access were used to the subject site. In addition, this access is only 24 feet in width and is located to the side of an existing single family dwelling. This property is also zoned M-1 (see exhibit D). The City Traffic Department believes that it would be difficult to maneuver a large trailer over this easement. Furthermore, the applicant has not indicated on the site plan how this access will work with the sales lot. Staff concurs with the Traffic Engineer in that access off of Frienza is not desirable since this street is not adequately improved. In addition, there are residential uses along this portion of Frienza.
5. Staff has no objections to the applicant gaining access through the adjacent parcel (parcel 17) east of the site which is located at the corner of El Camino Avenue and Albatross Way (see exhibit D). This access is currently being used by customers and employees of the existing auto paint shop which is located on the subject site. The applicant has indicated that the owner of parcel 17 has no objection in using this property for access to the paint shop as well as the proposed mobile home sales lot. If this access were fenced off, then the users of the subject property would have to use the legal 18 foot wide access easement (fire lane) which has access onto Albatross Way (see exhibit D). The Traffic Department has indicated that this roadway is not wide enough to maneuver the 12' x 60' or 14' x 60' mobile homes down this roadway. The applicant, however, has indicated that there is adequate roadway width to handle these mobile homes. The Traffic Department also indicated that the 18 foot roadway intersection at Albatross Way needs to be reconstructed to City standards if used for vehicular access.
6. The City Engineer has reviewed the requested lot merger and had no comments. However, the standard condition regarding monuments and closure calculations will apply.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;

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- 2. Approval of the Lot Line Adjustment by adopting the attached resolution; and
- 3. Approval of the Variance subject to the following conditions and based upon findings of fact which follow.

*Conditions - Variance

- a. The applicant shall submit a detailed landscape, shading and irrigation plan for staff's review and approval. The plan shall be approved prior to issuance of building permits.
- b. The applicant shall submit plans for all signs for staff review and approval prior to issuance of a sign permit.
- c. ~~The Applicant shall reconstruct the roadway intersection at Atlantic/ Way to the satisfaction of the City Traffic Engineer. (deleted by CPC)~~
- d. The applicant shall provide sewer, water and drainage to the satisfaction of the City Engineer and Arcade Water District prior to issuance of a building permit.

Findings of Fact - Variance

- a. The proposed variance as conditioned is not a special privilege extended to one property owner in that this parcel was created without adequate access and other property owners facing similar circumstances would be granted a variance.
- b. The proposed variance is not a use variance in that the mobile home sales lot is allowed in the (M-1) Light Industrial zone.
- c. As conditioned this variance will not be injurious to public welfare or other property in the vicinity in that the site will be buffered from the freeway by heavy landscaping and adequate access will be provided through a roadway access easement and through adjacent property.
- d. The proposed variance as conditioned is consistent with the General Plan and the Arden/Arcade Community Plan which designate the site for commercial and industrial purposes.

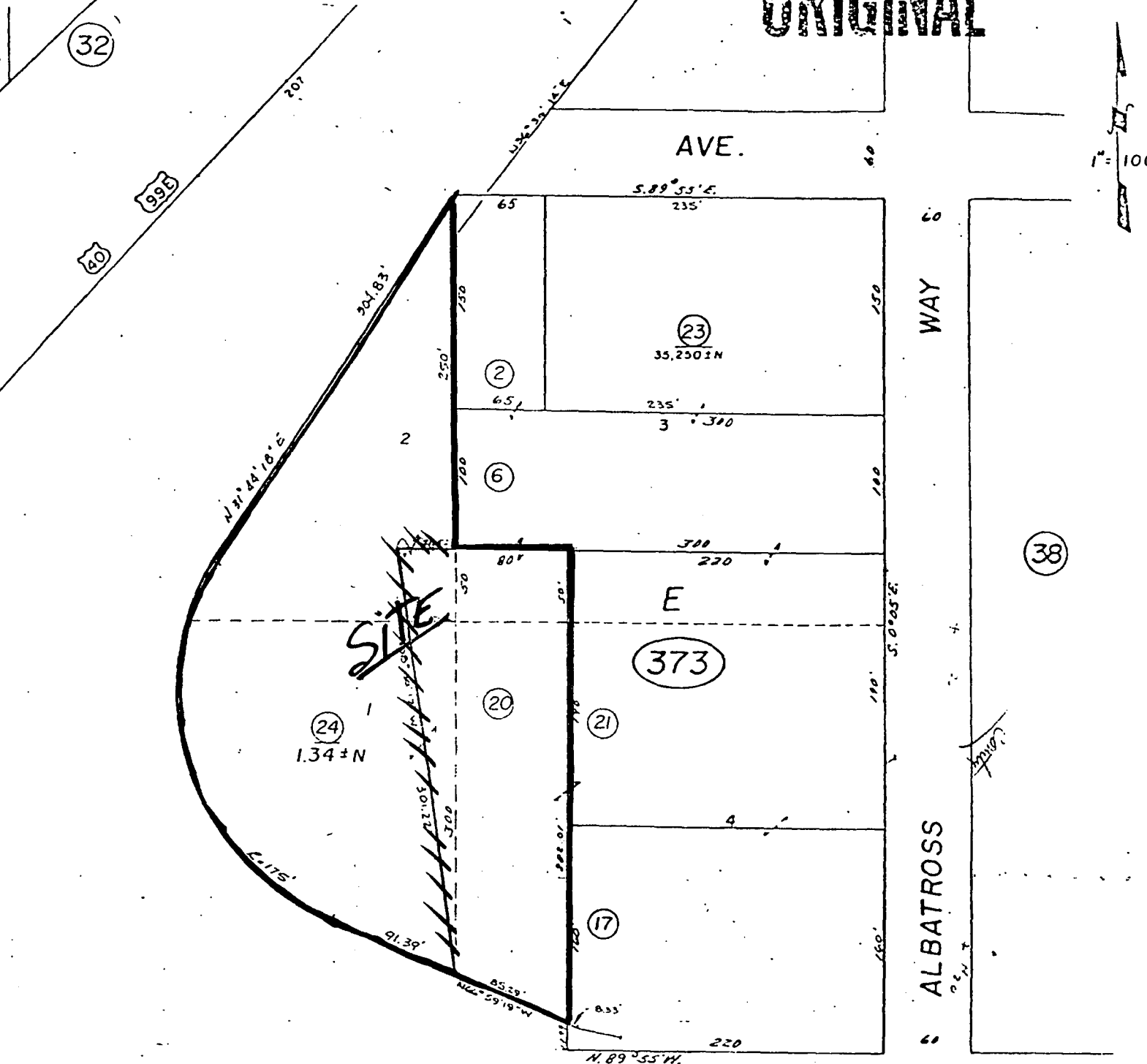
*CONDITIONS ADDED BY CPC

- e. *The applicant shall obtain a minimum 24' wide access easement across parcel 02 to provide access from the subject property to Frienza Avenue. This easement for ingress and egress shall be obtained prior to issuance of a building permit. A copy of this shall be submitted to staff for review and approval.*
- f. *The applicant shall pave a 24' wide roadway access from the mobile home sales lot to the Frienza Avenue street frontage to the satisfaction of the City Traffic Engineer. The specific plans for this driveway shall be submitted to the planning staff and Traffic Engineer for review and approval prior to issuance of building permits.*

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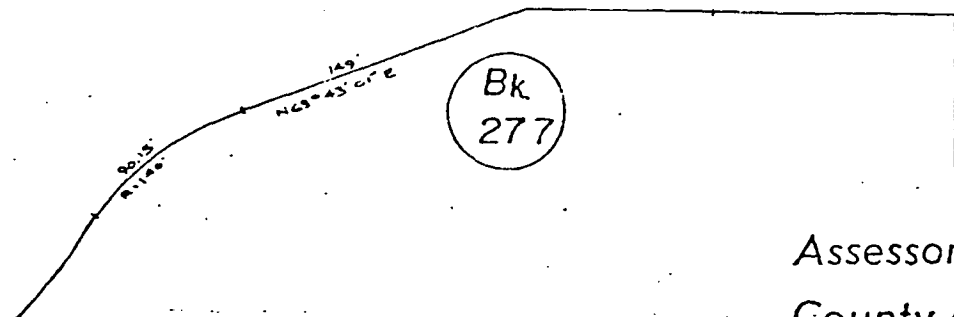
99B

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EL CAMINO

AVE. RM. II-38



P 83349
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Assessor's Map Bk.266-Pg.37
County of Sacramento, Calif.

38 NOTE—Assessor's Block Numbers Shown in Ellipses.



UNDESIGNED PLANNED UNIT DEVELOPMENT

DEL PASO PARK

HARRIS OAKS GOLF COURSE

ROSEVILLE FREEWAY

PACIFIC

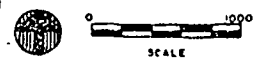
HOVE IN DEN HOVE COMMUNITY PARK

ST. ANTHONY'S SCHOOL

LORETTA SCHOOL

VALLE VISTA JR. HIGH SCH.

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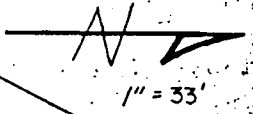
OFFICIAL ZONING MAP

CITY OF SACRAMENTO
ORD. NO. 2048-4TH SERIES
ADOPTED JAN. 7, 1971 AS AMENDED
TO INCLUDE ALL CHANGES
THROUGH ORD. NO. 3301-4TH SERIES

27

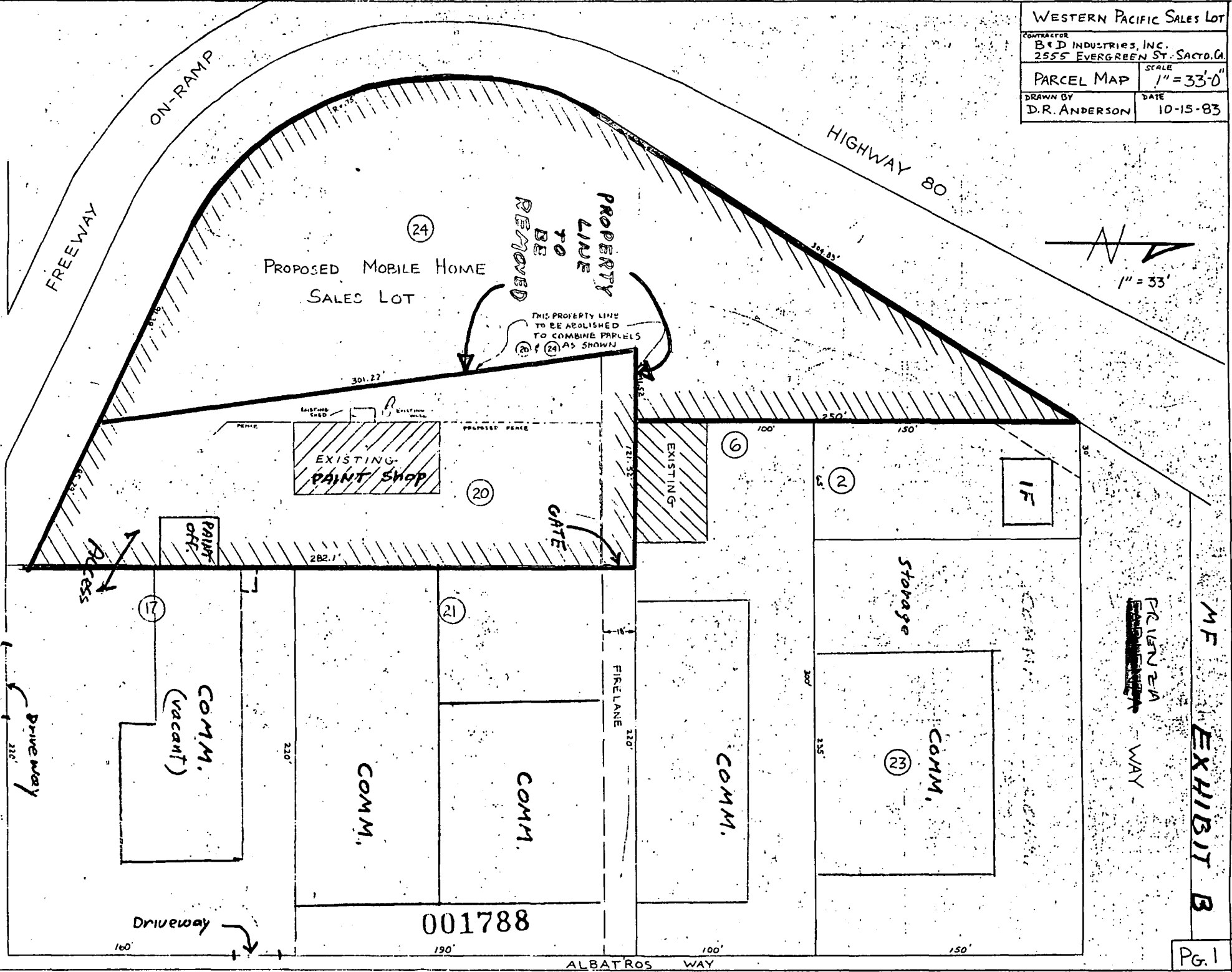
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WESTERN PACIFIC SALES LOT	
CONTRACTOR B & D INDUSTRIES, INC. 2555 EVERGREEN ST. SACTO. CA.	
PARCEL MAP	SCALE 1" = 33'-0"
DRAWN BY D.R. ANDERSON	DATE 10-15-83



B
EX
B

EL CAMINO AVE.

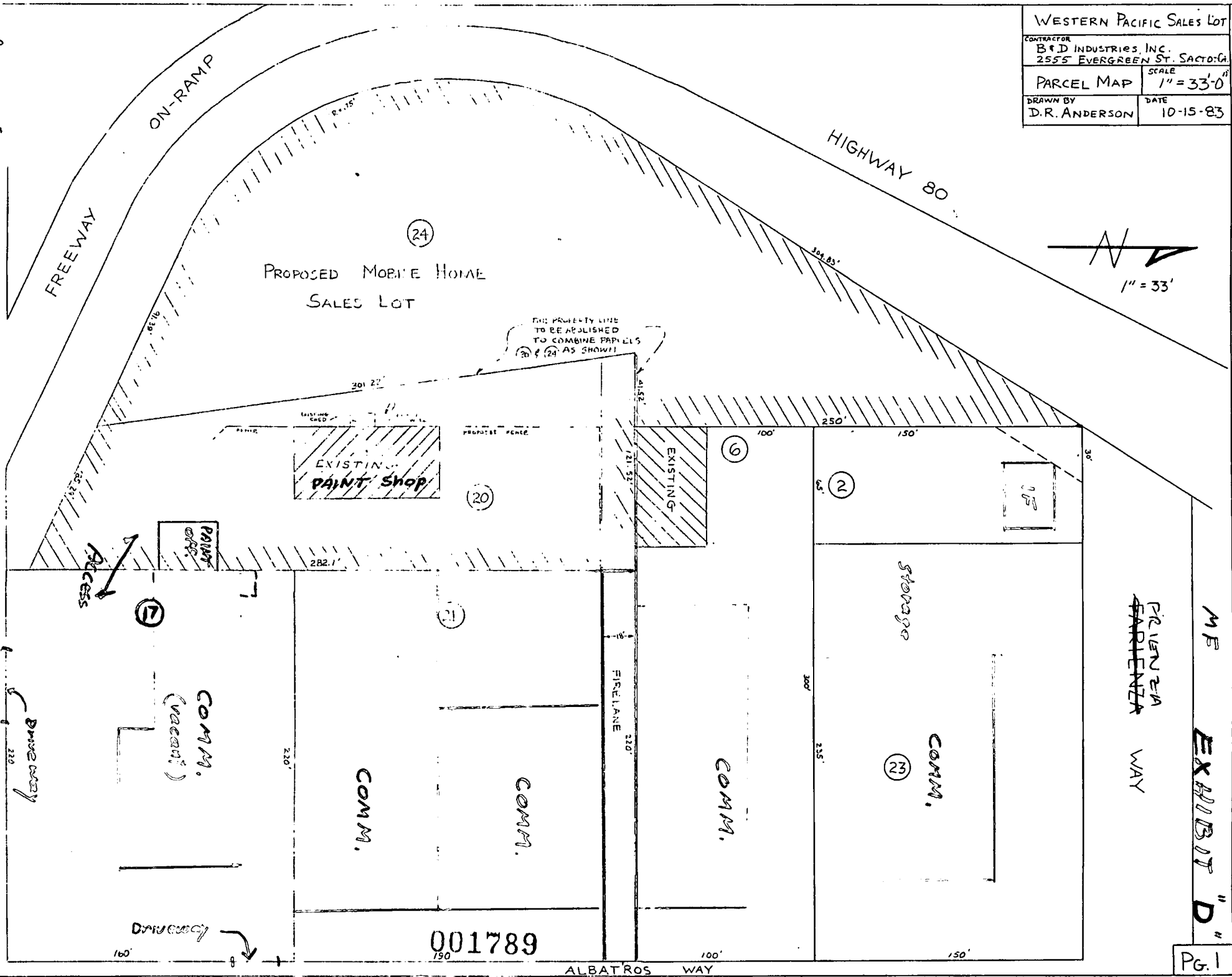


MF
EXHIBIT B

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WESTERN PACIFIC SALES LOT	
CONTRACTOR B & D INDUSTRIES, INC. 2555 EVERGREEN ST. SACRAMENTO, CA	
PARCEL MAP	SCALE 1" = 33'-0"
DRAWN BY D.R. ANDERSON	DATE 10-15-83

P83-349
B X A
December 1, 1983 EL CAMINO AVE.
Item 2D



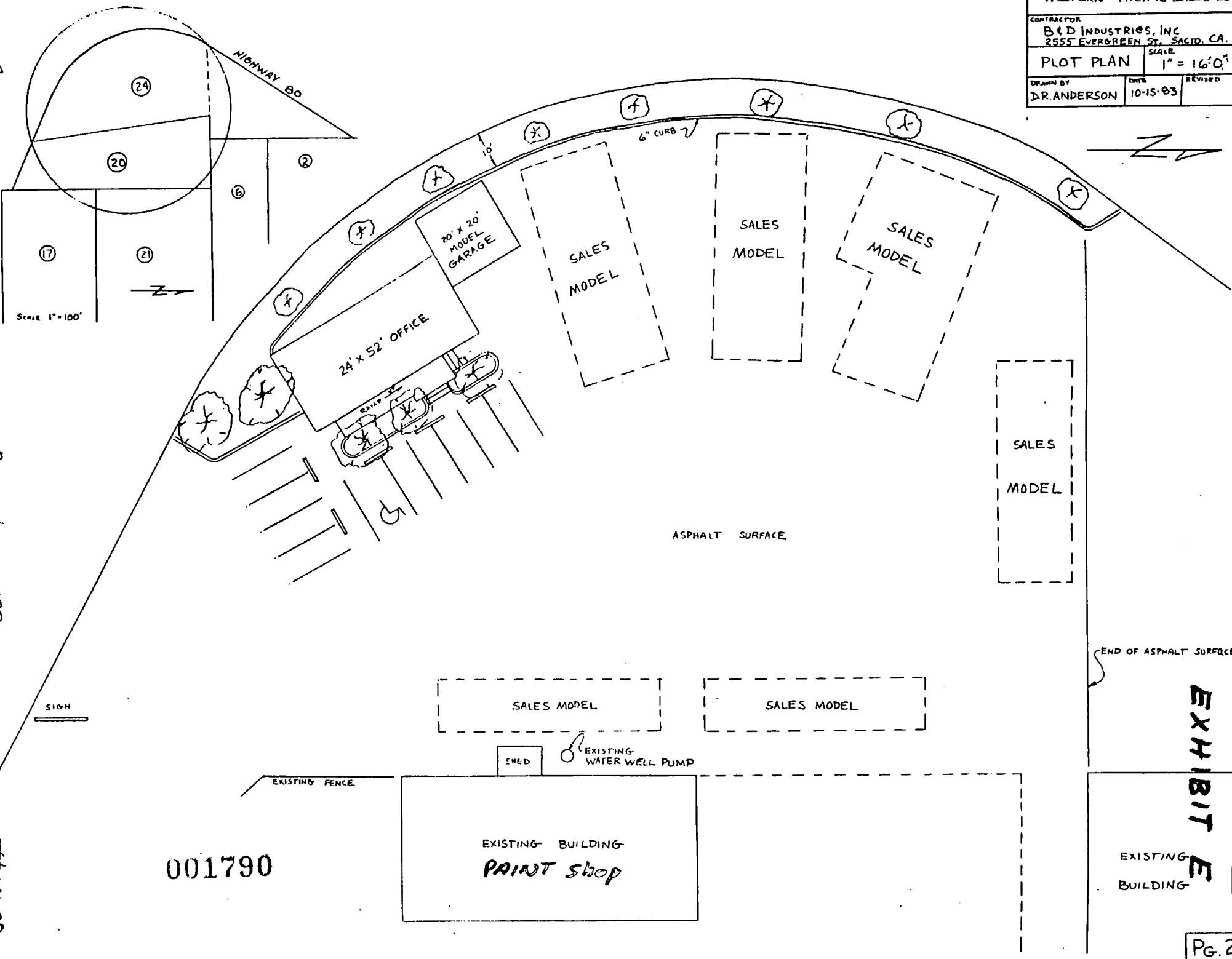
ME
EXHIBIT "D"
PG. 1

183-349

EL CANO AVE.

December 1, 1983

Item 20



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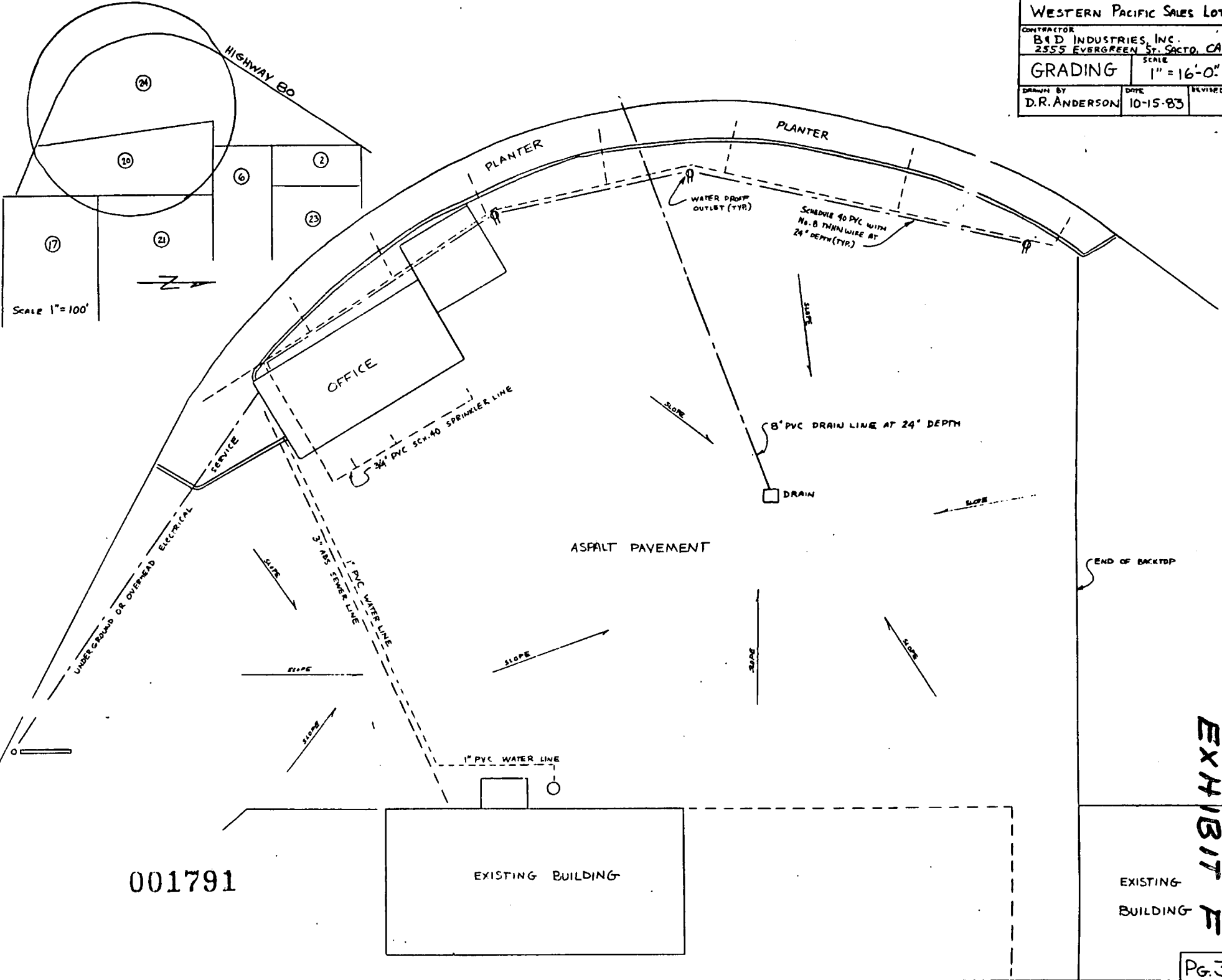
EXHIBIT E

WESTERN PACIFIC SALES LOT		
CONTRACTOR BID INDUSTRIES, INC. 2555 EVERGREEN ST. SACTO, CA.		
GRADING		SCALE 1" = 16'-0"
DRAWN BY D.R. ANDERSON	DATE 10-15-83	REVISED

083-549

December 1, 1983

Item 20



SCALE 1" = 100'

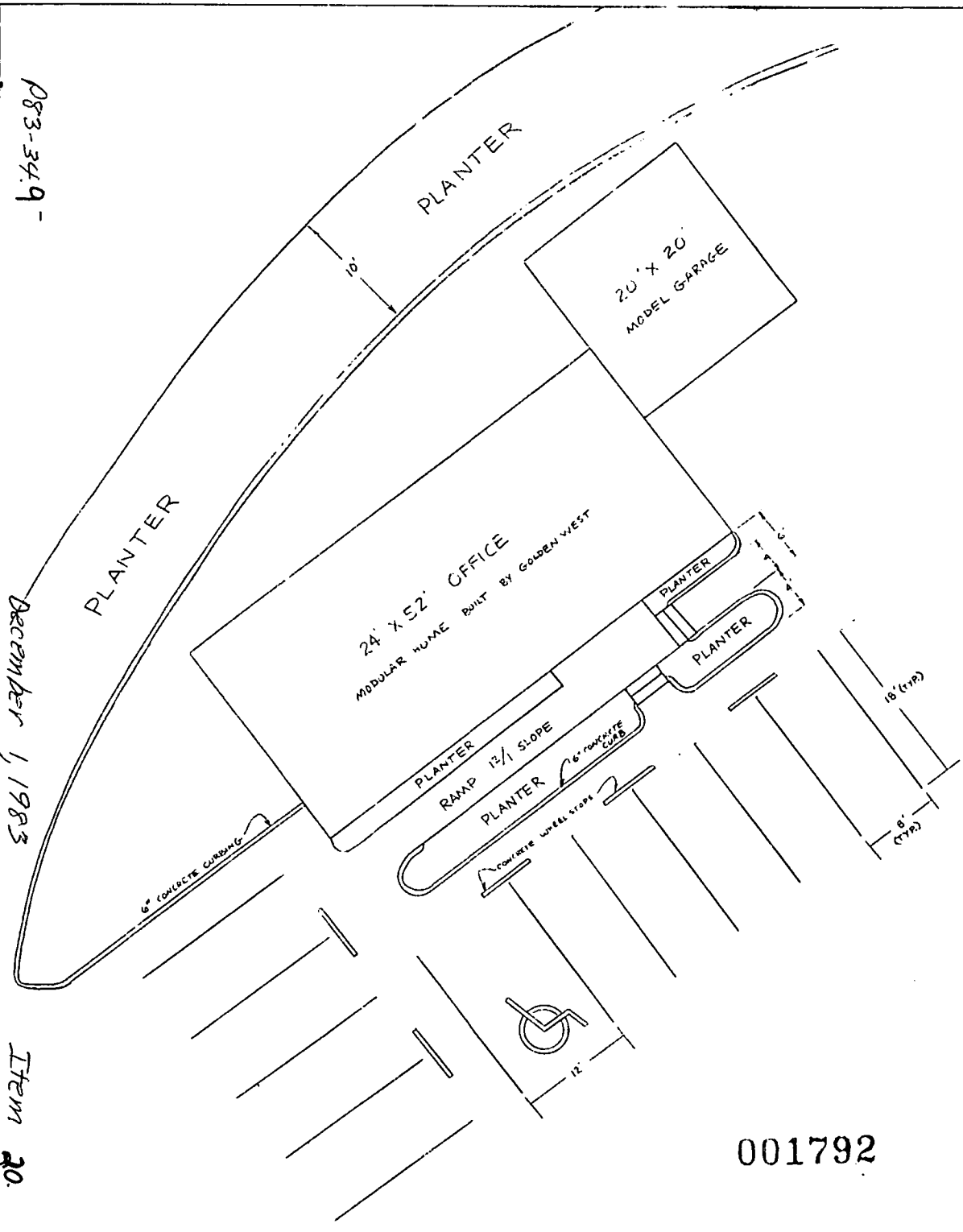
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EXISTING BUILDING

EXISTING BUILDING

EXHIBIT E

WESTERN PACIFIC SALES LOT		
CONTRACTOR BID INDUSTRIES, INC. 2555 EVERGREEN ST. SACTO. CA.		
PARKING	SCALE 1" = 8'-0"	
DRAWN BY D.R. ANDERSON	DATE 10-15-83	REV.



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EXHIBIT G