



CITY OF SACRAMENTO

(19) (24)

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 27, 1982

FILED
By the City Council
Office of the City Clerk

Cont 40
11-9-82

NOV 3 1982

APPROVED
BY THE CITY COUNCIL

NOV - 9 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination; and
2. Rezoning from R-1 to C-2-R (P82-190)

LOCATION: Northwest corner of Grove Avenue and West El Camino Avenue

SUMMARY

This is a request to rezone a 50' x 155.7' vacant parcel in order to expand an abandoned gas station. The staff and Planning Commission recommend approval of the request. The Commission also approved a lot line adjustment to combine the subject site with the adjacent parcel to the east.

BACKGROUND INFORMATION

The subject site is presently zoned R-1, Single Family, and contains 7,785 square feet. The applicant is proposing to rezone the site to C-2, General Commercial, and combine the site with the adjacent parcel to the east which is also zoned C-2. The easterly site is developed with an abandoned gas station and the applicant will reopen the station.

The staff and Commission have no objection to the rezoning because it is compatible with adjacent land uses. Additional landscaping and a wall will be provided to buffer adjacent residential uses.

As part of the lot line adjustment, staff suggested several modifications regarding the existing driveways and gas pumps. We suggested that three driveways be closed and that the gas pumps be reoriented as indicated on Exhibit A of the Planning Commission report. The Commission, however, felt that the existing driveways and gas pump locations were appropriate and no change was necessary. Therefore, the Commission deleted the conditions indicated on the lot line adjustment resolution.

VOTE OF PLANNING COMMISSION

On September 23, 1982, the Planning Commission, by a vote of six ayes and three absent, recommended approval of the project.

19 24

City Clerk

-2-

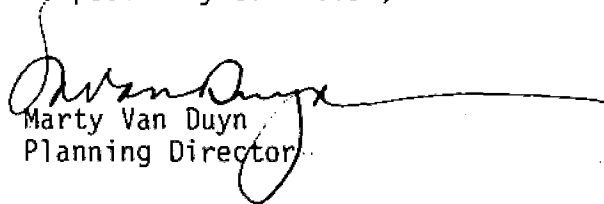
October 27, 1982

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached rezoning ordinance rezoning the property to C-2-R zone.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-190 .

November 3, 1982
District No. 2

19
~~24~~

ORDINANCE NO. ~~82-093~~ 82-093

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 281 EL CAMINO AVENUE

FROM THE R-1, SINGLE FAMILY ZONE
AND PLACING SAME IN THE C-2-R, GENERAL COMMERCIAL
ZONE (FILE NO. P-82-190) (APN: 263-222-16 & 26)

APPROVED
BY THE CITY COUNCIL

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

NOV - 9 1982

SECTION 1.

OFFICE OF THE
CITY CLERK

The territory described in the attached exhibit(s) which is in the R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2-R, General Commercial 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 September 23, 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.

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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

19
~~24~~

Legal Description

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California particularly described as follows:

Lots 14, 15, 16, 17, in Block 3, as shown on the official plat of "North Sacramento Subdivision Number 10", recorded in the Office of the County Recorder of Sacramento County on April 4, 1916 in Book 15 of Maps, Map number 31.

for Engineering



CLARK-WHITAKER CO INC.
8110 JUNIPERO SACRAMENTO, CALIFORNIA 95828

(916) 383-3934

19

Chain Link Fence Contractor's License #302554

Nov. 5, 1982

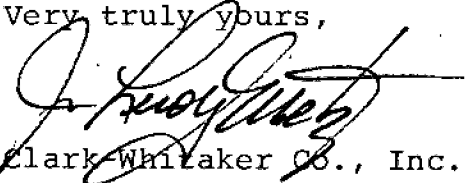
Mr. Blaine Fisher
3090 Marysville Blvd.
Sacramento, Calif. 95815

Dear Mr. Fisher:

This letter is to confirm receipt of Purchase Order from Mr. Greg Roberts of Thrifty Oil Co., Downey, Calif. authorizing installation of 680 lin. ft. of 6' high Chain Link Fencing at 281 El Camino Ave.

This fence is to enclose the entire parcel and installation is to be completed by Friday, Nov. 12, 1982.

Very truly yours,


Clark-Whitaker Co., Inc.

INSTALLATIONS ◦ MATERIALS ◦ INDUSTRIAL ◦ RESIDENTIAL ◦ REPAIRS ◦ CUSTOM GATES ◦ ORNAMENTAL IRON

◦ RENTAL FENCES ◦

STAFF REPORT AMENDED 9-23-82
CITY PLANNING COMMISSION

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927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Thrifty Oil Company, 10000 Lakewood Boulevard, Downey, Ca. 90240		
OWNER	Thrifty Oil Company, 10000 Lakewood Boulevard, Downey, CA 90240		
PLANS BY	_____		
FILING DATE	8-6-82	50 DAY CPC ACTION DATE	REPORT BY: LL:bw
NEGATIVE DEC.	8-24-82	EIR	ASSESSOR'S PCL. NO 263-222-16 & 26

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.8± vacant acres from Single Family, R-1 to General Commercial, C-2 zone
 3. Lot Line Adjustment to merge two parcels

LOCATION: Northwest corner of Grove Avenue & West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to incorporate an existing vacant lot zoned R-1 with the adjacent C-2 parcel (abandoned gas station) to the east.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake-Norauto Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use & Zoning:

North:	Residential; R-1
South:	Residential & Commercial (SE); R-1 & C-2
East:	Commercial; C-2
West:	Residential; R-1

Property Dimensions:	50' x 155.7'
Property Area:	7,785 square feet
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: On May 12, 1977 the Planning Commission denied a request to rezone the subject site from R-1 to C-2 in order to develop a U-Haul equipment rental yard (P-7756). The R-1 site is vacant and the C-2 site contains an abandoned service station.

STAFF EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The subject site is a vacant 50' x 155' (7,785 square feet) parcel zoned R-1 adjacent to an abandoned gas station at the northwest corner of El Camino and Grove Avenues. The applicant is requesting a rezoning and lot line merger to incorporate the subject site with the corner commercial lot. The corner parcel is zoned C-2, and the abandoned gas station is currently being used by itinerant vendors. The applicant is proposing to renovate the existing gas station facilities, incorporate landscaping along the perimeter of the subject site, and install a six-foot high masonry wall on the west and north property lines.

The project was reviewed by the Planning staff who are preparing the North Sacramento Community Plan update. It was determined that the proposal will serve to upgrade the subject site and is compatible with the surrounding area. The subject site is presently zoned Single Family R-1. Due to the adjacent gas station use and its location at a busy intersection, it is highly unlikely that the subject site will be developed with a single family residential structure.

2. The site plan was reviewed by the City's Traffic Engineering office. Their main concern is the location of the existing gas pump islands. Based on the heavy traffic conditions at the corner of West El Camino and Grove Avenues, Traffic Engineering staff recommended the following site plan modifications (refer to Exhibit A). Planning staff also believes these modifications will improve traffic circulation and improve the overall appearance of the site.
 - a. Reorienting the gas pump islands in an east-west direction in order to improve vehicle stacking distance on the corner lot;
 - b. Closure of existing driveways closest to the intersection as indicated in Exhibit A to eliminate traffic conflicts on Grove and West El Camino Avenues;
 - c. Extend landscape strip along West El Camino and Grove Avenues to replace existing driveways which are recommended for removal.
3. Staff recommends that a six-foot decorative masonry wall be installed along the westerly and northerly property lines adjacent to existing residential uses (Zoning Ordinance requirement).
4. The subject site is presently vacant, and the applicant is subject to the 50 percent parking area shading requirement. Staff recommends that an eight-foot wide planter strip be installed along the westerly property line adjacent to the six-foot masonry wall. The planter strip shall be intensively landscaped with trees, shrubs and ground cover.

The proposed lot line adjustment to merge the two parcels has been reviewed by the offices of the City Engineer, Real Estate and Building Inspections, as well as by Planning staff. The following conditions were recommended:

1. The applicant shall submit closure calculations for the overall boundary of the site as well as a new legal description. It shall be prepared by a licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The applicant shall reorient the existing gas pump islands in an east-west direction in order to improve vehicle stacking distance.
3. The applicant shall close three existing driveways closest to the intersection as indicated on Exhibit A in order to eliminate traffic conflicts on Grove and West El Camino Avenues.
4. Applicant shall extend landscape strip along West El Camino and Grove Avenues to replace existing driveways which will be removed.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone from Single Family R-1 to General Commercial-Review C-2-R, subject to conditions which follow;
3. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Zoning Conditions

- a. The applicant shall construct a six-foot decorative masonry wall on the west and north property lines as indicated on Exhibit A;
- b. The applicant shall install an eight-foot wide planter strip with irrigation on the west property line adjacent to the masonry wall. The planter strip shall be intensively landscaped with trees, shrubs and ground cover;
- c. A landscape and irrigation plan and shading diagram shall be submitted to staff for review and approval prior to building permit approval;
- d. Subject to filing of the Lot Line Adjustment to merge the two parcels;
- e. The applicant shall submit drawings of the decorative wall to the Planning Director for review and approval.
- f. If more than one property owner is involved, proper deeds shall be executed between the parties to reflect the new lot lines.
- g. *New driveway on El Camino Avenue shown on Exhibit A shall now be landscaping. (added by CPC 9-23-82)*

089-190

9-8-23
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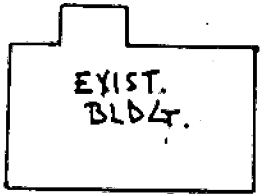
No. 14

EXIST. RESIDENTIAL

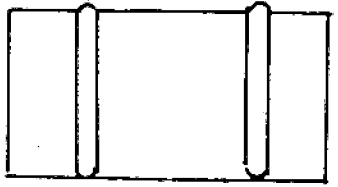
INSTALL 6' HIGH MASONRY WALL ALONG WEST & NORTH PROPERTY LINES ALLEY

EXIST. SINGLE FAMILY RESIDENTIAL

ADD NEW PLANTER (8' wide)



REMOVE EXIST. GAS PUMP ISLANDS & REORIENT IN EAST-WEST DIRECTION



EXTEND NEW PLANTER

CLOSE EXIST. DRIVEWAY

AREA to be Rezoned to C-2-R

EXTEND NEW PLANTER

LOCATE NEW DRIVEWAY HERE

CLOSE EXIST. DRIVEWAYS

GROVE AVE.

STAFF'S RECOMMENDED SITE PLAN MODIFICATIONS



EL CAMINO AVE

EXHIBIT A

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RESOLUTION NO. 390

Adopted by the Sacramento City Planning Commission
on date of September 23, 1982

APPROVING A LOT LINE MERGER FOR LOTS LOCATED AT THE
NORTHWEST CORNER OF WEST EL CAMINO AND GROVE AVENUES,
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO (P82-190)
(ASSESSOR'S PARCEL NO. 263-222-16 AND 26)

WHEREAS, the Planning Director has submitted to the Planning Commission a report
and recommendation concerning the lot line merger for property located at the north-
west corner of West El Camino and Grove Avenues; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to
State EIR Guidelines (CEQA, Section 15105(a)); and

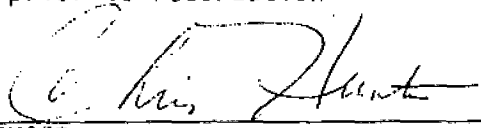
WHEREAS, the lot line merger is consistent with the 1974 City General-Plan and
the 1965 Woodlake-Noralto Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
Sacramento:

That the lot line merger for property located at the northwest corner of
West El Camino and Grove Avenues, City of Sacramento, be approved as shown
and described in Exhibits 1 and 2 attached hereto, subject to the following
conditions:

1. The applicant shall submit closure calculations for the overall
boundary of the site. It shall be prepared by a certified licensed
land surveyor or civil engineer and reviewed and approved by the
City Engineer's office.
- *2. *The applicant shall reorient the existing gas pump islands in an
east-west direction in order to improve vehicle stacking distance.*
- *3. *The applicant shall close three existing driveways closest to the
intersection as indicated on Exhibit A in order to eliminate traffic
congestion on Grove and West El Camino Avenues.*
- *4. *Applicant shall extend landscape strip along West El Camino and
Grove Avenues to replace existing driveways which will be removed.*
- *5. *A removal site plan indicating the above items shall be submitted to
the Planning Director for review and approval prior to recordation
of the lot line merger.*

*Deleted by CPC on 9/23/82


CHAIR

ATTEST:


Secretary to City Planning Commission

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 14, 15, 16 IN BLOCK 3, AS SHOWN ON THE OFFICIAL PLAT OF "NORTH SACRAMENTO SUBDIVISION NUMBER 10", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 4, 1916 IN BOOK 15 OF MAPS, MAP NUMBER 31.

PARCEL TWO:

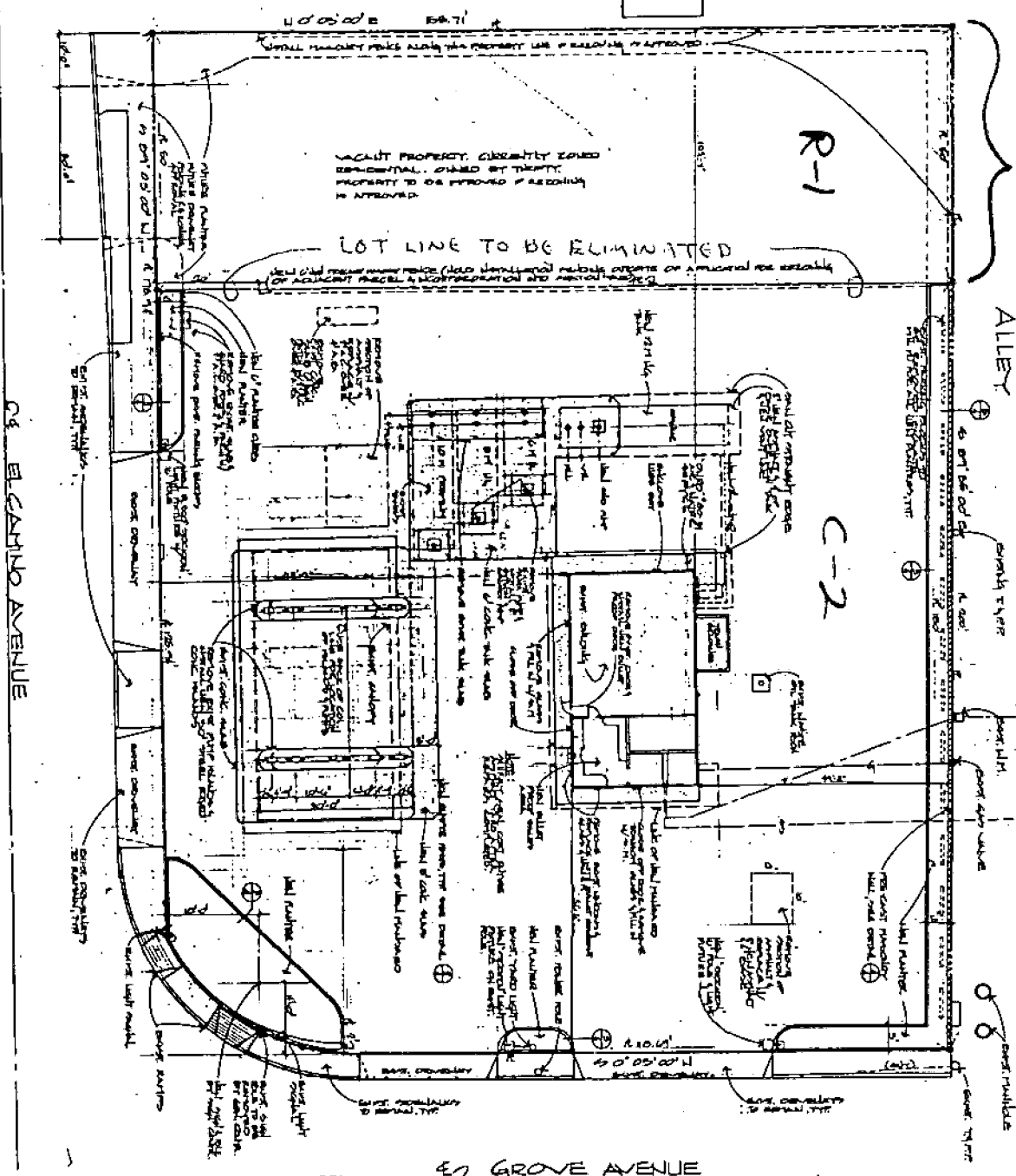
LOT 17, IN BLOCK 3, AS SHOWN ON THE OFFICIAL PLAT OF "NORTH SACRAMENTO SUBDIVISION NUMBER 10", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 4, 1916 IN BOOK 15 OF MAPS, MAP NUMBER 31.

OK Ed J. Lowery 7-29-82

APN 263-222-26
APN 263-222-16

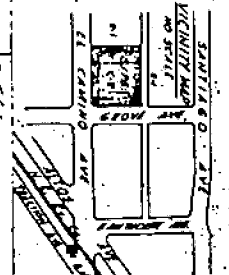
P 82190

AREA TO BE
REMOVED



DRAWING INDEX

Sheet	Title
1	Site Plan
2	Utility Diagrams
3	Access Plan, including Intersecting Streets
4	Utility Diagrams
5	Permitting and Fee Schedule
6	Access Plan, including Utility Diagrams
7	Utility Diagrams
8	Utility Diagrams
9	Utility Diagrams
10	Utility Diagrams
11	Utility Diagrams
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41	Utility Diagrams
42	Utility Diagrams
43	Utility Diagrams
44	Utility Diagrams
45	Utility Diagrams
46	Utility Diagrams
47	Utility Diagrams



NOTES

1. Property Line, Contour, and Spot Elevation from previous record.



EXHIBIT 2

06128

61

THE SITE PLAN

Project: THIRTY OIL COMPANY 240 EL CAMINO AVENUE

Construction Management Consultants

SHEET 1

DATE: 9-8-82

BY: [Signature]

CH: [Signature]



CITY OF SACRAMENTO

19 ~~24~~

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 18, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 0.17+ vacant acres from R-1 to C-2 (P82-190)

LOCATION: 281 E1 Camino Avenue

SUMMARY

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

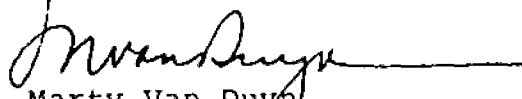
BACKGROUND

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 November 3, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-3-82

MVD:cp
Attachment
P82-190

October 26, 1982
District No. 2

4

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 281 EL CAMINO AVENUE

FROM THE R-1, SINGLE FAMILY ZONE
AND PLACING SAME IN THE C-2 GENERAL COMMERCIAL
ZONE (FILE NO. P-82-190) (APN: 263-222-16 & 26)

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-1, Single Family 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).

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 September 23, 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

4

Legal Description

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California particularly described as follows:

Lots 14, 15, 16, 17, in Block 3, as shown on the official plat of "North Sacramento Subdivision Number 10", recorded in the Office of the County Recorder of Sacramento County on April 4, 1916 in Book 15 of Maps, Map number 31.

for Engineering



CITY OF SACRAMENTO

*cont'd
11-9-82*

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

October 7, 1982

Thrifty Oil Company
10000 Lakewood Boulevard
Downey, CA 90240

On October 7, 1982, the following matter was filed with my office to set a hearing date before the City Council:

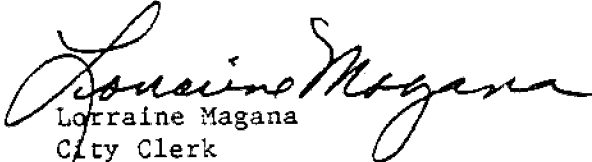
Rezone 0.17± acres from R-1 to C-2-R for property located at 281 El
Camino Avenue (D2)(P-82190)

This hearing has been set for **November 3, 1982, 7:30 p.m.**, Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: RMN Enterprises (209-5th St, Santa Rosa, CA 95401)
P-82190 Mailing List (64)

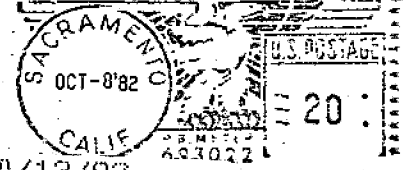
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RECEIVED
 CITY CLERK'S OFFICE
 CITY OF SACRAMENTO
 NOV 5 11 30 AM '82

OFFICE OF THE CITY CLERK
 SACRAMENTO CALIFORNIA 95814
 TELEPHONE (916) 448-5428



YEI 15 161341N1 10/13/82

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

21. STEVE & KAREN J. YEISLEY
 2515 GROVE AVENUE
 SACRAMENTO, CALIFORNIA 9581

APN: 263-222-13

NOTICE OF CITY COUNCIL HEARING