

CITY PLANNING COMMISSION

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

APPLICANT	City of Sacramento		
OWNER	A. & F.L. Molin; F.P. & J.C. Danko; C.L. Etam; W.F. & L.G. Maudru; J. & G. Gutierrez; M.P., M., C. & C.C. Salazar		
PLANS BY			
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: JP:sg	
NEGATIVE DEC. 5-16-83	EIR	ASSESSOR'S PCL. NO. 019-032-11,12,13,17,18 & 40;	

- APPLICATION: 1. Negative Declaration 019-033-13,14,15,16,17,20,21 & 28
2. General Plan Amendment from Residential to Commercial and Offices
3. Community Plan Amendment from Light Density Residential to Heavy Commercial or Industrial
4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R), or more restrictive zoning.

LOCATION: Various parcels on West Pacific Avenue, north of Wilmington Avenue and approximately 550± feet south of Sutterville Road.

PROPOSAL: The City of Sacramento proposes to rezone 1.61± acres from the Single Family Residential (R-1) to the Heavy Commercial-Review (C-4-R) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and single family residences
Surrounding Land Use and Zoning:	
North:	Heavy commercial uses; C-4
South:	Single family residences; R-1
East:	Single family residences; R-1
West:	Heavy commercial uses; C-4
Property Dimensions:	Irregular
Property Area:	1.61± acres
Topography:	Flat
Street Improvements:	Substandard, lacking in curb, gutter and sidewalks
Utilities:	Existing

Background Information: On February 4, 1983 the Sacramento City Council approved a request to rezone a 9,000 square foot parcel located at 3801 West Pacific Avenue from Single Family (R-1) to Heavy Commercial-Review (C-4-R) to develop a warehouse facility (P82-285). At that time, the Council directed the planning staff to investigate the feasibility of rezoning 14 additional parcels along the east and west sides of West Pacific Avenue from Single Family to Heavy Commercial or Light Industrial (Exhibit A). This report is in response to the Council's request.

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

1. The subject site consists of 14 single family parcels on the east and west sides of West Pacific Avenue adjacent to the north side of Wilmington Avenue (Exhibits A and B). Four single family residences in need of some repairs and approximately 60+ years old, occupy the eight parcels on the east side of the street. A 30± year old single family residence is also located on a 25' x 120' parcel on the west side of the subject site. The

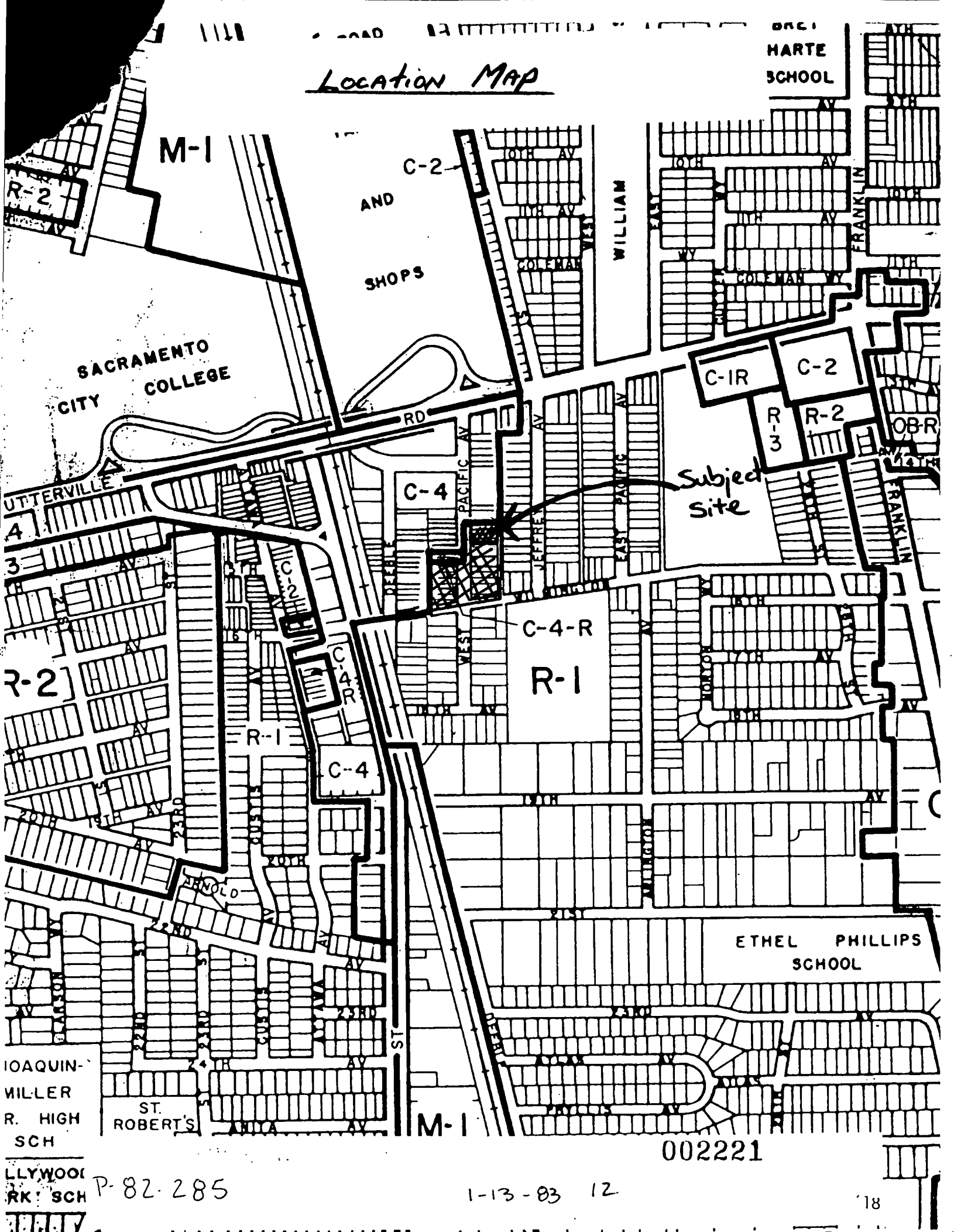
remaining five parcels on the west side are vacant except for the northerly parcel which is used as a portion of an adjacent contractor's storage yard.

2. Properties to the north and west of the subject site are established heavy commercial areas (Exhibit B). Major uses include cabinet and steel products manufacturing, auto repair and warehousing. Properties to the south and the east of the site are well established residential neighborhoods. These residential neighborhoods appear in good repair and do not show signs of deterioration.
3. Five of the parcels along the west side of West Pacific Avenue are vacant (one parcel is included in the contractor's storage yard) and designated under the General Plan and Community Plan for residential use. However, four of these parcels are 25 feet in width, making it difficult to develop residential units in compliance with Zoning Ordinance development standards unless variances are obtained. In addition, staff finds it unlikely, given the existing heavy commercial character of the rest of the block, that any of these vacant parcels would be developed with single family residences.
4. On April 3, 1983 staff held a public meeting for the six property owners of the subject site to discuss the possibility of rezoning their properties from residential to commercial. Before the meeting two property owners called to state that they would not be able to attend the meeting but were in favor of the proposed rezoning. Other than planning staff, no one attended the April 13th meeting. Since the meeting, another property owner has contacted staff to express support of the proposed rezoning (Exhibits C and D).
5. Staff recommends that the subject site be rezoned from the Single Family Residential (R-1) to the Heavy Commercial-Review (C-4-R) zone. This zone will allow the subject site to be in conformance with the commercial character of the rest of West Pacific Avenue north of Wilmington Avenue and south of Sutterville Road. Staff feels that Wilmington Avenue and the alley between West Pacific and Jeffrey Avenues should provide a buffer and natural boundary between any proposed commercial uses on the subject site and the existing residential properties to the east and south. In addition, the review (R) designation insures Commission review (e.g. site layout, orientation and location of buildings, signs, landscaping), so that any proposed commercial uses on the site will not have an adverse effect on the surrounding residential neighborhood.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Amendment of the 1974 General Plan from Residential to Commercial and Offices;
3. Amendment of the 1965 Fruitridge Community Plan from Light Density Residential to Heavy Commercial or Industrial;
4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R).

LOCATION MAP



HARTE SCHOOL

M-1

C-2  
AND  
SHOPS

SACRAMENTO CITY COLLEGE

Subjied Site

C-4

C-4-R  
R-1

C-IR C-2

R-3 R-2

R-2

R-1

C-4

ETHEL PHILLIPS SCHOOL

ST. ROBERT'S

M-1

002221

IOAQUIN-MILLER R. HIGH SCH

LLYWOOL RK SCH

P-82-285

1-13-83 12

SUTTERVILLE RD.

WESTERN PACIFIC R.R.

DEEBLE ST.

WEST PACIFIC AVE.

JEFFREY AVE.

AREA TO BE DESIGNATED HEAVY  
COMMERCIAL OR INDUSTRIAL\*

AREA TO BE  
DESIGNATED  
SHOPPING OR  
COMMERCIAL\*

AREA TO BE DESIGNATED COMMERCIAL &  
OFFICES IN 1974 GENERAL PLAN

\* IN FRUITRIDGE COMMUNITY PLAN

002222



SUTTERVILLE RD.

Cabinet Manufacturing

Western Pacific

Auto Repair/Storage

Contractor

Roofing Contractor

R.R.

WESTERN PACIFIC

DEEBLE ST.

Auto Repair

Auto Repair

Auto Repair

Warehouse

Warehouse

Vacant

Auto Repair

(Auto Repair)

Auto Repair (Major Fire Damage)

Cabinet Manufacturing Offices

Cabinet Manufacturing

warehouse

Steel Products Manufacturing

Vacant

Contractors Storage Yard

Vacant

SF

Vacant

WEST PACIFIC AVE.

Auto Polishing Furniture Refinishing

Vacant

SF

SF

10 Industrial Warehouse Spaces

Vacant

SF

SF

SF

SF

SF

Plastering Contractor

SF

SF

SF

SF

SF

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JEFFREY AVE.

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SF

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DCD

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SF

WILMINGTON AVE.

Vacant

SF SF

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SF

SF

SF

SF

SF

SF

SF

SF

SF

SF (Major Fire Damage)

SF

SF

Vacant

SF

SF

**Existing Land Uses**  
 SF = Single Family  
 --- = Subject Site

002223

# Exhibit D

CITY PLANNING DEPARTMENT

APR 12 1983

April 11, 1983

RECEIVED


City of Sacramento  
927 10th Street  
Suite 300  
Sacramento, Ca. 95814  
Attn: Joy Patterson

*Property owner*

To Whom it May Concern:

I am in total agreement to the proposed rezoning of property located on either side of West Pacific Ave. as suggested in your notice dated April 4, 1983. I strongly feel such rezoning will give an economic "nudge" to the area.

Sincerely yours,



W.F. Maudru  
608 W. California Way  
Redwood City, Ca. 94062

002225