

CITY PLANNING COMMISSION

927-10th Street . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Senior Gleaners, Inc., P.O. Box 559, 3300 Orange Grove Ave., North Highlands		
OWNER	City of Sacramento		
PLANS BY	Ken Thurston, Senior Gleaners, Inc., P.O. Box 559, North Highlands, CA (95660)		
FILING DATE	1-12-82	50 DAY CPC ACTION DATE	REPORT BY: JIT:bw
NEGATIVE DEC	Exempt 15037b(3)ER	ASSESSOR'S PCL. NO.	240-330-04

APPLICATION: Request to initiate rezoning from R-1 (Single Family) to C-4 (Heavy Commercial) zone

LOCATION: Area bounded by I-880, Longview Drive, Airport Industrial Drive and City Park

PROPOSAL: The applicant is requesting to initiate rezoning of 3.40 acres to develop a 10,000 square foot warehouse, a 5,000 square foot administration building and a future 5,000 square foot building for recycling purposes.

PROJECT INFORMATION

1974 General Plan Designation: Major recreation or open space area
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant Area

Surrounding Land Use and Zoning:

North: Mini-storage Area (County); M-1
South: City Park Area (Del Paso); R-1
East: Office and warehouse (County); M-1
West: Vacant Area (City); R-1

Property Dimensions: Irregular in shape
Property Area: 3.40 acres
Topography: Flat
Street Improvements: Existing
Utilities: Available to site

BACKGROUND INFORMATION: The subject property is a part of the Del Paso Park system located to the north of Longview Drive. The applicant (Senior Gleaners, Inc.) proposes to lease the City-owned property located at Longview Drive and Interstate 880 (Exhibit A) for the purpose of developing and operating a warehouse distribution facility.

Senior Gleaners, Inc. is a self-help, non-profit organization, organized in 1976. There are 1,200 members over the age of 50 who contribute their time and talents to help others in need. The "Gleaners" gather surplus food items and commodities from fields, orchards, canneries and warehouses and distribute them at no cost to over 45 charities and their members. Currently, the Gleaners are located in a leased facility on Orange Grove Avenue (County of Sacramento).

APPLC. NO. P-82-007
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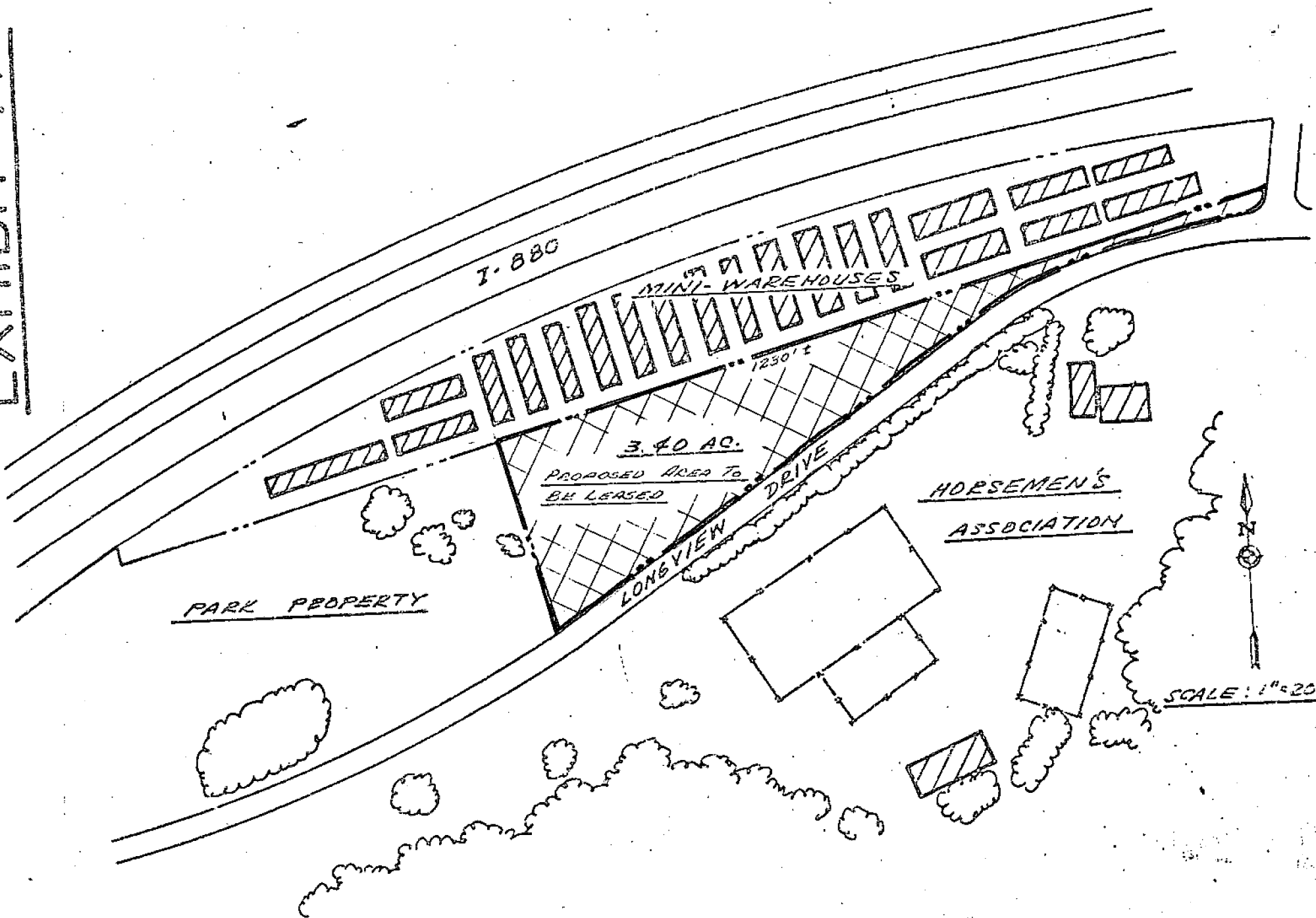
MEETING DATE February 25, 1982

CPC ITEM NO. 21

STAFF EVALUATION: Staff has the following observations:

1. On January 5, 1982 the City Council adopted a resolution to lease the 3.40 acres of land to the Senior Gleaners, Inc. in order to establish the food storage and distributing operations.
2. The applicant (Senior Gleaners, Inc.) proposes to develop a 10,000 square foot warehouse, a 5,000 square foot administration building and a future 5,000 square foot building for recycling purposes. The proposed project site is located on Longview Drive between the Horseman's Association leased City property and a privately owned mini-warehouse facility to the north. The proposed facility would encompass 3.40+ acres of an approximately 13.0+ acre site.
3. The County's North Highlands-North Central Area Community Plan designates industrial land uses. The staff feels that the Heavy Commercial (C-4) zone would be compatible to the surrounding land use to the north which is a mini-storage facility. Also, additional commercial uses are located to the east of the subject site.
4. A review of the McClellan ALCUZ regarding this request to initiate rezoning indicates that the subject site is within the 65-70 L_{dn} and outside any safety zones. According to land use compatibility charts in the ALCUZ, there would be no problem with the proposed activity at this location. However, at the time of the actual rezoning of the site, the development plans should be reviewed by the McClellan Planning staff.

STAFF RECOMMENDATION: Staff recommends approval of the request to initiate rezoning in order to develop a warehouse and office buildings.



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LOCATION MAP