

# CITY PLANNING COMMISSION

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

APPLICANT	Gary Matranga, 2445 Howard Street, Sacramento, CA 95815				
OWNER	Gary Matranga, 2445 Howard Street, Sacramento, CA 95815				
PLANS BY					
FILING DATE	9-24-82	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	10-18-82	EIR		ASSESSOR'S PCL. NO.	266-241-19

- APPLICATION:
1. Environmental Determination
  2. General Plan Amendment from Residential to Industrial
  3. Community Plan Amendment to amend the Arden-Arcade Community Plan from Multiple Family Residential to Heavy Commercial or Industrial
  4. Special Permit to establish an auto dismantling yard in the M-1 zone

LOCATION: Northwest corner of Helena Avenue and Plover Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish an auto dismantling operation on 1.6± acres located in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Arden-Arcade Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Glass and Steel Company; M-1
South:	Single Family Residential; R-2A
East:	Single Family Residential; R-2A
West:	Salvage Yard; M-1

Parking Required:	10 spaces
Parking Provided:	19 spaces
Parking Ratio:	1:500
Property Dimensions:	Irregular
Property Area:	1.6± acres
Square Footage of Building:	6,000
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Color:	White
Exterior Building Material:	Steel
Height of Structure:	22 feet

BACKGROUND INFORMATION: On May 27, 1976 the Planning Commission considered a special permit to operate a salvage yard on the subject site (P-7242). The business had been operating without benefit of a special permit for approximately one year at that time. The request was denied on the basis that it was incompatible with the adjacent residential neighborhood.

The subject site is now vacant. The applicant is requesting the necessary entitlements to establish a foreign car and truck dismantling and parts resale business on the site.

APPLC. NO. P82-225

MEETING DATE October 28, 1982

CPC ITEM NO. 9

001148

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in an area characterized by a mixture of land uses. It is surrounded on the east and south by single family residential units and on the north and west by a dismantling yard and a commercial glass company. Basically, none of the circumstances have changed since 1976 when the similar request was denied. Staff believes the proposed use is incompatible with the adjacent residential neighborhood. It is staff's opinion that there are uses allowed in the M-1 zone which would be more compatible with the adjacent residential neighborhood, particularly in terms of appearance and potential noise.
2. The subject site is zoned M-1, Light Industrial. The 1974 General Plan and the 1965 Arden-Arcade Community Plan designate the site for residential uses. Plan amendments are necessary in order to bring the proposed use and zoning into conformity with the plans.
3. The proposal was routed to the offices of the City Engineer, Traffic Engineer and Fire Marshal. There were no objections to the request. The Fire Marshal's office requested compliance with Resolution 85 which relates to the minimum site criteria for dismantling operations.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission:

1. Ratify the Negative Declaration;
2. Deny the amendment to the General Plan designation from Residential to Industrial.
3. Deny the amendment to the 1965 Arden-Arcade Community Plan designation from Multiple Family Residential to Heavy Commercial or Industrial.
4. Deny the special permit based on the following findings of fact:

Findings of Fact

- a. The project is not based on sound principles of land use in that it is incompatible with the adjacent residential neighborhood;
- b. The project is detrimental to the surrounding property in terms of the visual and noise impacts it could have on the residential neighborhood;
- c. The project is not consistent with the 1965 Arden-Arcade Community Plan and the 1974 General Plan which designates the site for residential uses.

Should the Planning Commission give favorable consideration to the subject request, staff suggests the following conditions be made part of such approval:

- a. Compliance with attached Resolution 85;
- b. The dismantling area shall be confined to the northwesterly portion of the site. (See staff's Suggested Site Plan, Exhibit B.)

- c. Landscaped setback shall be increased to 25 feet in front along Helena Avenue and 12.5 feet in front along Plover Street, measured from the property line. The rest of the site plan shall be adjusted appropriately;
- d. Detailed landscaping and irrigation plan shall be submitted for review and approval of the Planning Director prior to issuance of building permits. Plans shall conform to staff's suggested Landscape Criteria, Exhibit C.
- e. The masonry wall shall be increased to eight feet in height and located according to Exhibit B. The remaining chainlink with redwood slat fencing shall be six feet in height;
- ✓ f. The structure shall be reversed so that the garage door opening is on the west elevation; (See Exhibit 'B'.)
- g. The applicant shall obtain a revocable permit for any landscaping located in the public right-of-way;
- h. Should any of the above conditions (b-g) be more restrictive than Res. 85, the conditions shall be applied.

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Request for waiver of one-year waiting period for resubmittal of application for Special Permit (Section 15-C-4) (P82-225)

LOCATION: Northwest corner of Helena Avenue and Plover Street  
(APN: 266-241-19)

SUMMARY: The applicant is requesting that the Commission waive the one-year waiting period for resubmittal of a special permit application to develop an auto dismantling yard which was previously denied by the Commission on October 28, 1982. The applicant indicates that he has redesigned the project and met with many of the surrounding property owners who are now in support of the revised project. Staff recommends that the applicant's request be denied.

BACKGROUND INFORMATION: On October 28, 1982 the Planning Commission heard the applicant's special permit request to establish an auto dismantling yard on 1.6± vacant acres located on the northwest corner of Helena Avenue and Plover Street. The Planning staff recommendation was to deny the application, based upon the project's incompatibility with surrounding residential uses. The project was also opposed by many residents living in the vicinity of the subject site with seven persons testifying against the project at the public hearing. A petition with signatures of 32 residents in the vicinity of the subject site opposed to the project was also submitted.

The Commission, by a unanimous vote (9 ayes) denied the applicant's request.

Section 15-C-4 of the City Zoning Ordinance specifies the following limitation regarding resubmission of a special permit for a project previously denied by the Commission.

Resubmittal of application: If an application for a special permit has been denied wholly or in part by the Planning Commission, no new application for substantially the same project or use at the same location shall be resubmitted for a period of one year from the effective date of the final denial of such application, unless approval to file, prior to expiration of the one-year period, has been granted by the Planning Commission.

The one-year waiting period will terminate October 28, 1983.

The applicant indicates that he has revised the original plan and has met with a majority of the property owners in the vicinity of the subject site who now support his project (see attached letter). The applicant is requesting a waiver of the one-year waiting requirement to allow resubmission of a new special permit application on the revised project.

The staff does not recommend that the Commission waive the requirement for the one-year waiting period. The applicant is still proposing to establish an auto wrecking yard with minor design modifications. The staff's recommendation to deny the original project was not based on the project's design but more on the proposed use of the property.

P82-225

August 11, 1983

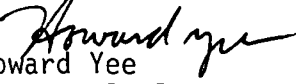
Item No. 36

001151

The site is bordered on two sides with single family uses and access to the site is served by two local streets. Staff maintains that the subject site is not an appropriate location for an auto dismantling facility.

STAFF RECOMMENDATION: Staff recommends that the applicant's request to waive the one-year waiting period to allow resubmission of a new special permit application be denied.

Respectfully submitted,

  
Howard Yee  
Principal Planner

GM:bw

Attachments





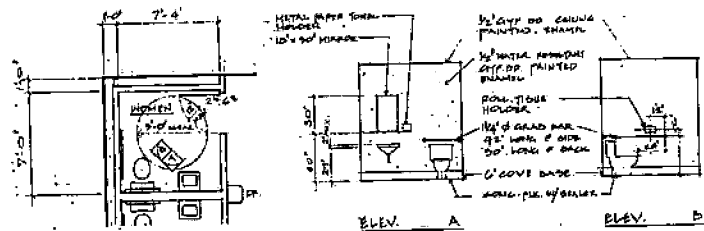




TRB 2225

Oct 28, 1982

No. 9



(OFF-SITE HAND) ENLARGED PLAN 1/2" = 1'-0"  
 WOMEN RM.  
 MEN RM. SIMILAR

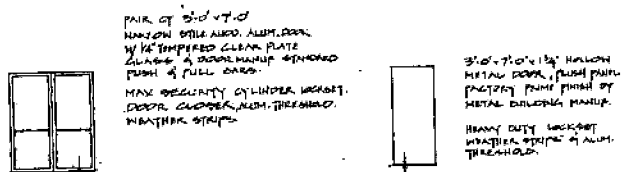
INTERIOR ELEVATION

INTERIOR FINISH SCHEDULE

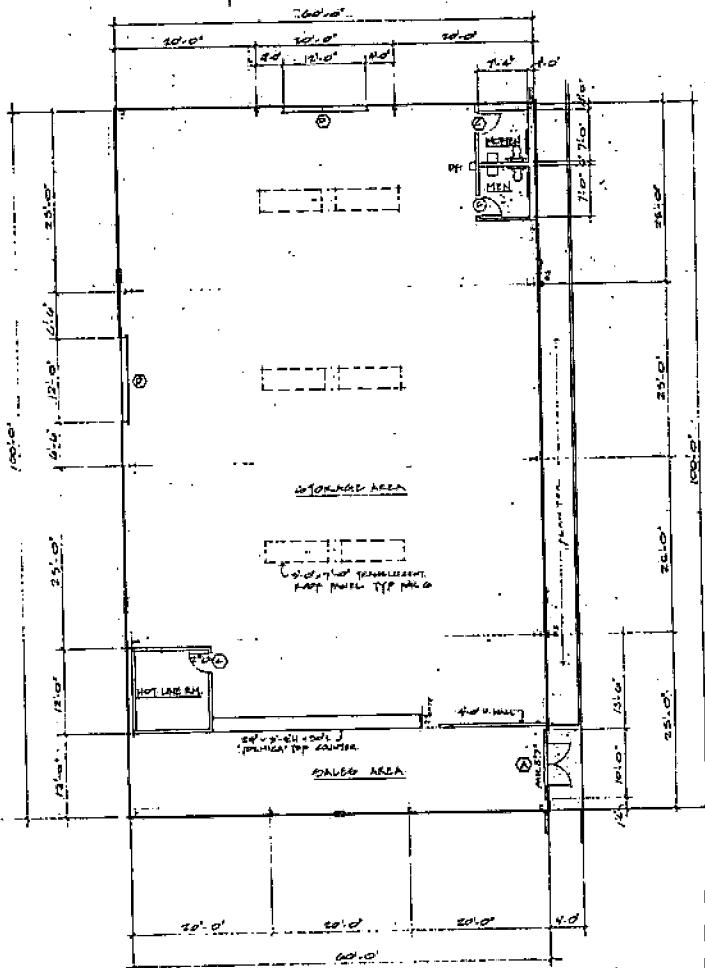
RMP#	NAME	MARK	WALL				CEILING	INSULATION			REMARKS
			NORTH	EAST	SOUTH	WEST		ROOF	WALL	FLOOR	
1	SALE AREA	EXPANDED CONCRETE	EXPOSED CONCRETE	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	EXPOSED CONCRETE	EXPOSED CONCRETE	R-10	---	E-G	① PAINTED OVER EXISTING CONCRETE
2	HOT LINE RM.		1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	---	---	E-G	
3	STORAGE		1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	---	---	---	
4	MEN	CONC W/ BEAMER	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	---	---	---	
5	WOMEN		1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	---	---	---	

- FINISH NOTES:
1. STYPHON WALL COVERED FINISH SHALL BE TAPED, TEXTURED & PAINTED.
  2. PROVIDE 4" RIBBED EDGE FOR ALL WALLS W/ STYPHON WALL BOARD.
  3. PAINTING
    - A. PAINT/STAIN/SEAL INTERIOR W/ SEMI GLOSS ENAMEL PAINT.
    - B. PAINT INTERIOR OF TOILET ROOM W/ FLAT WHITE PAINT.
    - C. PAINT HOT LINE ROOM INTERIOR & EXTERIOR W/ FLAT WHITE PAINT.
    - D. PAINT INTERIOR PORTALS & DOOR JAMBES W/ SEMI GLOSS ENAMEL.
    - E. PAINT 4" O.H. HALL W/ FLAT WHITE.
    - F. STAIN BATHROOM DOOR PANEL.
    - G. ALL PAINT COLOR TO BE APPROVED & SELECTED BY OWNER.
  4. INSULATION
    - A. R-10 INSULATION SHALL BE 2" POLYURETHANE VENTILATED FIBERGLASS BATT INSULATION.

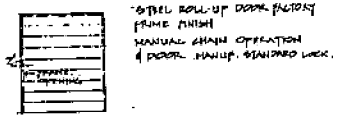
DOOR TYPE



(A) ENTRY DR. CHANGE OF LEVEL "MAX. 0" THRESHOLD 1/2"  
 (B) EXTERIOR DR.  
 (C) INTERIOR DR.  
 (D) OVERHEAD DR.



WORK PLAN



(E) ENTRY DR. STEEL ROLL-UP DOOR FACTORY FRAME FINISH MANUAL CHAIN OPERATION & DOOR HANGING. WEATHERING WORK.  
 (F) INTERIOR DR. WEATHERSTRIPPING

EXHIBIT 'A3'  
 FLOOR PLAN

001157

CONTRACTOR: CALIFORNIA STEEL CONSTRUCTORS  
 4000 EAST CHASE  
 SACRAMENTO, CALIF. 95821  
 (916) 485-2721

CLIENT: MATRANK BUILDING  
 HEIDENAU AVENUE  
 SACRAMENTO, CALIF.

DATE: 10/28/82

SCALE: 1/4" = 1'-0"

2





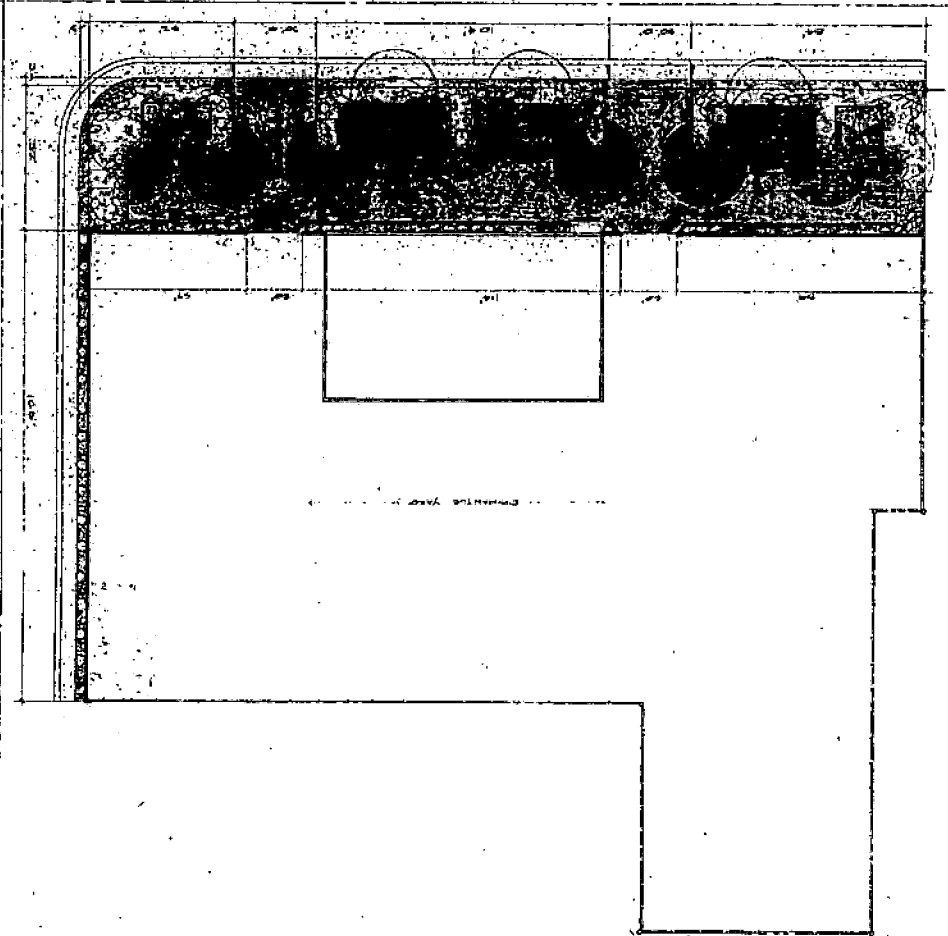








LANDSCAPE PLAN



SHADING  
 PARKING LOT SIZE: 60' x 20'  
 FINISH: 11' x 24' x 20'  
 GRADE: 5' x 17' x 20'  
 GRADE: 12' x 20' x 20'  
 5-1/2' SHAD (2x12) - 1414 sq ft  
 2-1/2' SHAD (2x12) - 707 sq ft  
 TOTAL SHAD: 2121 sq ft  
 5% COVERAGE

NOTE  
 1. ALL PLANTINGS TO BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.  
 2. STAKE ALL TREES 4" ABOVE GROUND AND 4" DIA.  
 ALL PLANTINGS TO BE PLACED TO MIN. OF 6" FROM CURB

4" DIA	DO NOT SCALE	4" DIA
6" DIA	6" DIA	6" DIA
8" DIA	8" DIA	8" DIA
10" DIA	10" DIA	10" DIA
12" DIA	12" DIA	12" DIA
15" DIA	15" DIA	15" DIA
18" DIA	18" DIA	18" DIA
24" DIA	24" DIA	24" DIA
30" DIA	30" DIA	30" DIA
36" DIA	36" DIA	36" DIA
42" DIA	42" DIA	42" DIA
48" DIA	48" DIA	48" DIA
54" DIA	54" DIA	54" DIA
60" DIA	60" DIA	60" DIA
66" DIA	66" DIA	66" DIA
72" DIA	72" DIA	72" DIA
78" DIA	78" DIA	78" DIA
84" DIA	84" DIA	84" DIA
90" DIA	90" DIA	90" DIA
96" DIA	96" DIA	96" DIA
102" DIA	102" DIA	102" DIA
108" DIA	108" DIA	108" DIA
114" DIA	114" DIA	114" DIA
120" DIA	120" DIA	120" DIA
126" DIA	126" DIA	126" DIA
132" DIA	132" DIA	132" DIA
138" DIA	138" DIA	138" DIA
144" DIA	144" DIA	144" DIA
150" DIA	150" DIA	150" DIA
156" DIA	156" DIA	156" DIA
162" DIA	162" DIA	162" DIA
168" DIA	168" DIA	168" DIA
174" DIA	174" DIA	174" DIA
180" DIA	180" DIA	180" DIA
186" DIA	186" DIA	186" DIA
192" DIA	192" DIA	192" DIA
198" DIA	198" DIA	198" DIA
204" DIA	204" DIA	204" DIA
210" DIA	210" DIA	210" DIA
216" DIA	216" DIA	216" DIA
222" DIA	222" DIA	222" DIA
228" DIA	228" DIA	228" DIA
234" DIA	234" DIA	234" DIA
240" DIA	240" DIA	240" DIA
246" DIA	246" DIA	246" DIA
252" DIA	252" DIA	252" DIA
258" DIA	258" DIA	258" DIA
264" DIA	264" DIA	264" DIA
270" DIA	270" DIA	270" DIA
276" DIA	276" DIA	276" DIA
282" DIA	282" DIA	282" DIA
288" DIA	288" DIA	288" DIA
294" DIA	294" DIA	294" DIA
300" DIA	300" DIA	300" DIA

PLANTING

P 82225

APPLICANT Frank Wilson - 1757 Helena Ave., Sacramento, CA  
 OWNER Claude Keeler - P.O. Box 105, Camino, CA  
 PLANS BY Frank Wilson - 1757 Helena Ave., Sacramento, CA  
 FILING DATE 4-23-76 50 DAY CPC ACTION DATE \_\_\_\_\_ REPORT BY: M:50  
 NEGATIVE DEC. 5-17-76 EIR \_\_\_\_\_ ASSESSOR'S PCL NO. 266-241-014

APPLICATION: Special Permit to continue the operation of a salvage storage yard in the "M-1" zone (Section 2-0-11, Ordinance 2550-4th Series).

LOCATION: 1757 Helena Avenue - NW corner of Helena Avenue & Plover Street (P-7242)

PROJECT INFORMATION: The subject property contains approximately 1.65+ acres and is zoned "M-1" light industrial. Two single family residences are located on the westerly portion of the property fronting on Helena Avenue. The operator of the salvage yard lives in one of the residences. The salvage yard has been operating without the benefit of a special permit for one year.

The applicant proposes to use the entrance on Plover Street for truck and equipment access. The work area (the dismantling of salvage material) is located to the rear of the property. The front portion of the property along Helena Avenue and Plover Street is currently being used to store trucks, tractors, farm machinery and fire truck. In addition, the applicant proposes to construct a 21 foot driveway from Plover Street to the rear area of the subject property. The applicant has indicated that his operation deals in purchasing and reselling salvage material such as trucks, barn equipment, file cabinets, electronic equipment, etc. Some of the salvage material is broken down (dismantled) to manageable size. The surrounding land uses and zoning are as follows:

North - Commercial Glass & Screen Company and M-1 zone

South - Single family residence and R-2A zone

West - Salvage Steel Company and M-1 zone

East - Single family residence and R-2A zone

STAFF COMMENT: The subject proposal has been reviewed by the City Engineer and the City Traffic Engineer. The Traffic Engineer requires that the driveway on Plover Street be paved to City standards and a driveway permit be obtained. The Community Improvement Section indicates the site has an accumulation of junk that violates the City Nuisance Code 61.401. The junk should be removed.

The Planning office has received two letters from residents of the neighborhood complaining about the noise and unsightly appearance of the subject salvage operation. In addition, several residents have telephoned to complain about the salvage operation.

The staff believes that a salvage storage yard is not a compatible use adjacent to a residential neighborhood. Single family residences are located to the east across Plover Street and to the south across Helena Avenue. This residential area is zoned R-2A, Garden Apartment Zone; however, the majority of homes are single family structures. Other uses in the same block as the subject site include an auto repair shop, a steel company, a glass and screen company, a bakery thrift store and an auto wrecking yard is

APPLC. NO. P-7242

MEETING DATE May 27, 1976

CPC ITEM NO. 8

001165



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*located on Alhambra Blvd. across from the railroad tracks. In addition the Arden-Arcade Community Plan indicates the subject property as multiple family residential use.*

STAFF RECOMMENDATION: The staff recommends denial of the subject request based on the following facts:

1. The project is not based on sound principles of land use: The subject salvage yard is not compatible with the adjacent residential uses.
2. It is injurious to the public: The subject salvage yard has a detrimental noise and visual impact on the surrounding residential properties.
3. It does not relate to a plan: The General Plan and Arden-Arcade Community Plan designates the subject property as residential.

However, should the Commission give favorable consideration to the subject request, it is suggested that the following conditions be made a part of such approval:

1. Subject to approval of the City Traffic Engineer for a driveway permit.
2. The dismantling area shall be confined on the northwesterly portion of the property.
3. Water service shall be provided on the site in accordance with requirements of the City Fire Marshal.
4. The old residence on the subject site shall comply with Building Code requirements.
5. A six-foot woven wire fence with redwood slats shall be constructed around the perimeter of the subject property.
6. The salvage operation shall be reviewed annually by the staff for compliance.