



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 7, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's decision to deny a request for:

1. Amendment to the 1974 General Plan from Residential to Industrial Land Use Designation
2. Amendment to the Del Paso Heights Community Plan from Light Density Residential to Heavy Commercial or Industrial
3. Rezoning from R-1 to C-4 (P-8916)

LOCATION: West side of Winters Street, approximately 300+ feet south of Rene Avenue

SUMMARY

This is a request for entitlements necessary to develop a 4.6+ acre vacant parcel with a two-story, 14,340 square foot office building and 30,160 square feet of warehousing space. The site is located across from McClellan Air Force Base. The Planning Commission in concurrence with staff, denied the requests and the applicant subsequently appealed the Planning Commission's action.

BACKGROUND INFORMATION

The subject site is located in an area that is primarily zoned and designated for residential uses. McClellan Air Force Base is, however, located to the east across Winters Street. The applicant is proposing to introduce commercial development in the middle of a block that is zoned for residential use.

Staff is concerned basically with the piecemeal approach of the proposed commercial development. Recognizing that the Community Plan for this area is outdated, staff would still have a difficult time supporting any commercial development in this area until a comprehensive study of the area is complete in order to determine where the best locations would be for commercial development.

APPROVED
BY THE CITY COUNCIL
MAY 13 1980

OFFICE OF THE
CITY CLERK

appeal
closed
7 of F due 5-27-80

May 7, 1980

Staff also wishes to point out that the requested C-4 Heavy Commercial Zoning classification is a very intensive commercial zone which allows uses such as contractor's storage yards, beverage bottling plants, trucking terminals and warehouses; also, other uses that are commonly found in industrial areas. If a C-4 classification is approved for this site it would allow these types of uses adjacent to existing single family areas.

The City Engineer and Traffic Engineer do not support the proposal because of unresolved problems that are related to future street patterns. As indicated on the site plan, both Paul Avenue and Dorothy June Way deadend at the western most property line of the subject site. To facilitate future development of the vacant parcels adjacent to the subject site, it would seem logical to require both of these streets be extended eastward to Winters Street. However, the Engineering Department indicated that it would be difficult to determine an exact street pattern until a study is complete for this area in order to determine sufficient street widths and patterns as they relate to future land uses.

Also, the design of the site plan does not take into consideration the possible extension of Paul Avenue and Dorothy June Way because the buildings are located adjacent to the property line. The building would have to be reduced in size or relocated if the streets are extended.

The staff and Planning Commission believe that there are too many unresolved issues relating to land use, circulation and site design.

VOTE OF PLANNING COMMISSION

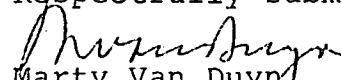
On March 27, 1980 the Planning Commission, by a vote of six ayes, three noes denied the requests.

RECOMMENDATION

The staff and Planning Commission recommend that the requests for appeal be denied.

Should the Council express an intent to approve the rezoning request, staff recommends that this item be continued in order to allow staff additional time to consider additional street dedication and to prepare necessary ordinance and resolutions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

May 13, 1980
District No. 2

Attachments
P-8916

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	George C. Higgins, 2300 P Street, Sacramento, CA 95816		
OWNER	Symbol Construction Co., Box 13736, Sacramento, CA 95816		
PLANS BY	George C. Higgins, 2300 P Street, Sacramento, CA 95816		
FILING DATE	1-11-80	50 DAY CPC ACTION DATE	REPORT BY: TM:lrl
NEGATIVE DEC.	3-17-80	EIR	ASSESSOR'S PCL. NO. 238-180-26 & 42

- APPLICATION:
1. Environmental Determination.
 2. Amend General Plan for 4.6+ vacant acres from Residential to Industrial land use designation.
 3. Amend 1965 Del Paso Heights Community Plan from Light Density Residential to Heavy Commercial or Industrial.
 4. Rezone 4.6+ vacant acres from Single Family R-1 to Heavy Commercial C-4, or more restrictive zoning.

LOCATION: West side of Winters Street, 300+' south of Rene Avenue.

BACKGROUND INFORMATION: On July 27th, 1978, the Commission approved a request to initiate rezoning from R-1 to C-4. The applicant proposed to develop a two-story, 10,000 square foot office building on the front portion of the subject site and a mini-storage facility on the rear portion.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Del Paso Heights Community Plan:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant, Single Family, Residential & Church - R-1
South:	Single Family, Residential - R-1
East:	McClellan AFB - Unincorporated area
West:	Single Family, Residential - R-1
Parking Required:	73
	Parking Provided: 84
Ratio Required:	Office Use: 1:400 sq. ft.
	Warehouse Use: 1:1000 sq. ft.
Property Dimensions:	330' x 620'
	Area: 4.6 acres
Square Footage of Buildings:	
	Office Use: 17,316 sq. ft.
	Warehouse Use: 30,160 sq. ft.
Height of Structures:	15' to 16'

The subject site consists of two parcels, one of which fronts on Winters Street and the other is located west and adjacent to the above mentioned parcel. The surrounding uses to the North, South, and West represent a mixture of single family residential and underdeveloped parcels. To the east of the subject site is the westernmost boundary of McClellan AFB.

The applicant proposes to develop the front portion of the site with a two-story 14,340 sq. ft. office building and the rear portion with 30,160 sq. ft. of warehousing and 3,000 sq. ft. of accessory office space. Access to the subject site appears to be limited to Winters Street on the east and Paul Avenue on the West.

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

1. The Community Plan designates this area for residential development and the existing land uses are somewhat reflective of the present land use designations. The applicant is proposing to introduce commercial development in the middle of a residentially zoned area. Staff is very concerned with the piecemeal approach of the proposed commercial development. Recognizing that the community plan for this area is outdated, staff would still have a difficult time supporting any commercial development in this area until a comprehensive study of the area is complete in order to determine where the best locations would be for commercial development.

The current works schedule of the Planning Department indicates that the Community plan for this area will be updated during 1980-81. Consideration for industrial or heavy commercial development on this site should be done only after the Community Plan has been updated and land uses established. The updated plan would provide policies for the logical extension of urban services and improvements on a comprehensive basis.

2. The proposed use and zoning is incompatible with the adjacent residential uses. Among the uses permitted in the Heavy Commercial C-4 zone are such uses as light manufacturing and processing. In addition to the proposed office and contractor/warehousing uses, the applicant has indicated a central area will be utilized for equipment storage and service. Staff is concerned about the impact of such heavy commercial uses on both present and future residential development in this area.
3. The City Engineer and Traffic Engineering does not support the proposal because of unresolved problems that are related to future street patterns. As indicated on the site plan, both Paul Avenue and Dorothy June Way deadend at the western most property line of the subject site. To facilitate future development of the vacant parcels adjacent to the subject site, it would seem logical to require both of these streets be extended eastward to Winters Street. However, the Engineering Department indicated that it would be difficult to determine an exact street pattern until a study is complete for this area in order to determine sufficient street widths and patterns.

Also, the design of the site plan does not take into consideration the possible extension of Paul Avenue and Dorothy June Way because the buildings are located adjacent to the property line. The building would have to be reduced in size or relocated if the streets are extended.

4. The subject site consists of two parcels. The applicant will be required to submit a parcel map in order to combine the lots into a single site.
5. The site plan and building elevations should be redesigned so as to minimize the impact of this project on the adjacent residential properties. Staff suggests that the building elevations be revised to reflect an architectural scheme more in keeping with a residential neighborhood.

6. The staff to the Airport Land Use Commission comments favorably on the proposed rezoning request primarily due to this location being heavily impacted by noise from McClellan AFB. There is no safety issue related to this site.
7. The City Engineer has requested that the applicant provide a sewer and drain study for this site and notes that main extensions and oversizing may be required.

In Summary, staff recommends denial of the proposed rezoning request based upon the following:

1. The proposal is not consistent with the General Plan nor the Community Plan for this area. The piecemeal zoning of commercial for this area may cause future problems.
2. The proposed use is not compatible with the adjacent residential uses and zoning.
3. The proposal creates too many unresolved circulation problems which will negatively effect existing and future development of the adjacent properties.
4. The proposal would constitute spot zoning.
5. The subject site consists of two parcels and a parcel map will be required to merge these parcels.
6. The proposed site plan and elevation plans are not in keeping with the adjacent residentially zoned properties, nor to the possible street extensions.

STAFF RECOMMENDATIONS: Staff recommends the following actions:

1. The Negative Declaration be ratified.
2. The rezoning request be denied.
3. The Community Plan Amendment be denied.
4. The General Plan Amendment be denied.

Should the Commission express an intent to approve the rezoning request staff recommends this item be continued in order to allow staff additional time to resolve circulation and site design problems.

RENE AVE.

ST.

3-27-80

MCCLELLAN AFB

WINTERS

28916

SUBJECT SITE

PAUL AVE.

DOROTHY JUNE WAY

MOGAN AVE.

3-27-80

NO. 17

17

(9)
(10)

(12)

(14)

(16)

(11)

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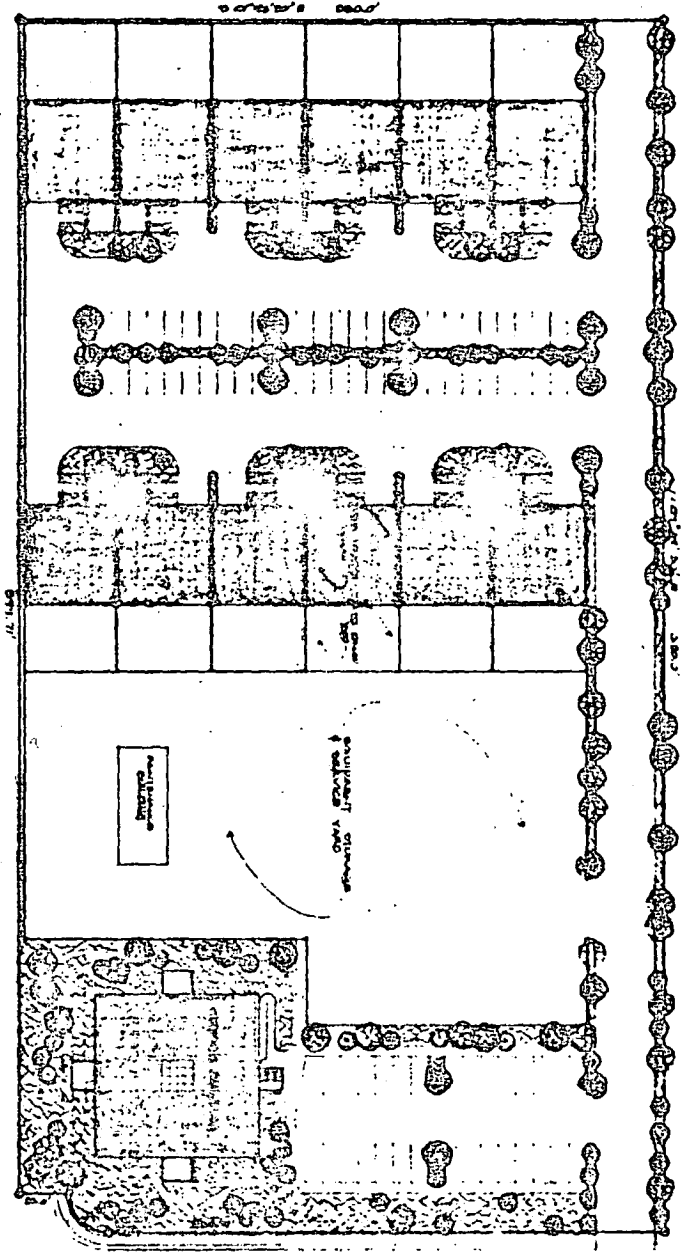
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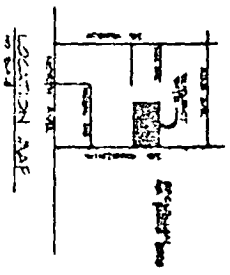
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WINTERS STREET



SITE PLAN
 GEORGE C. HIGGINS ARCHITECT A.I.A.

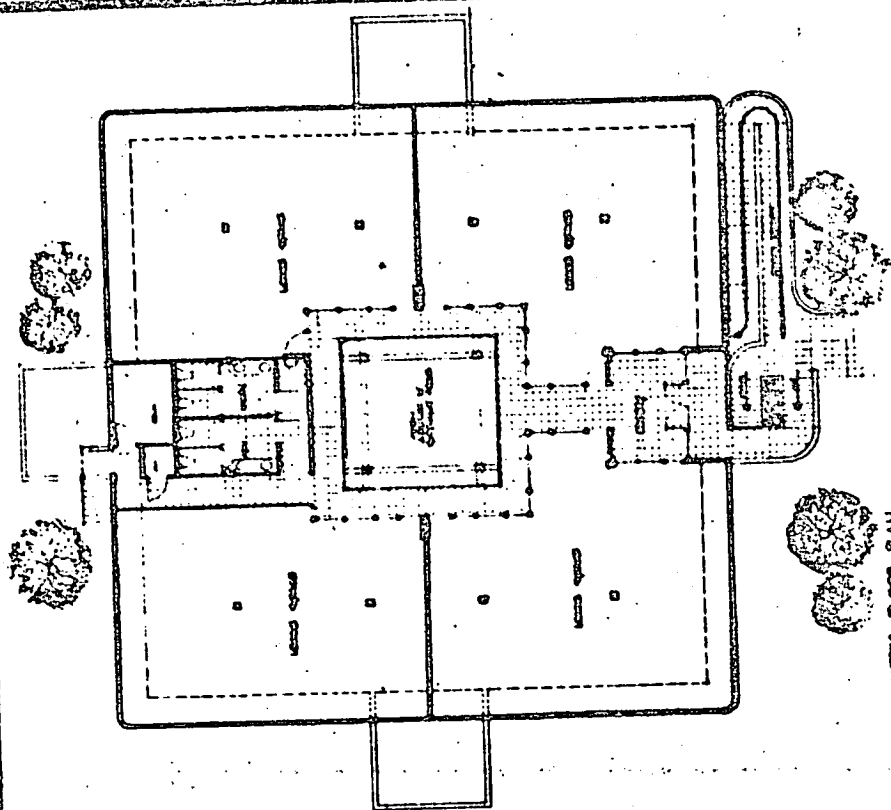


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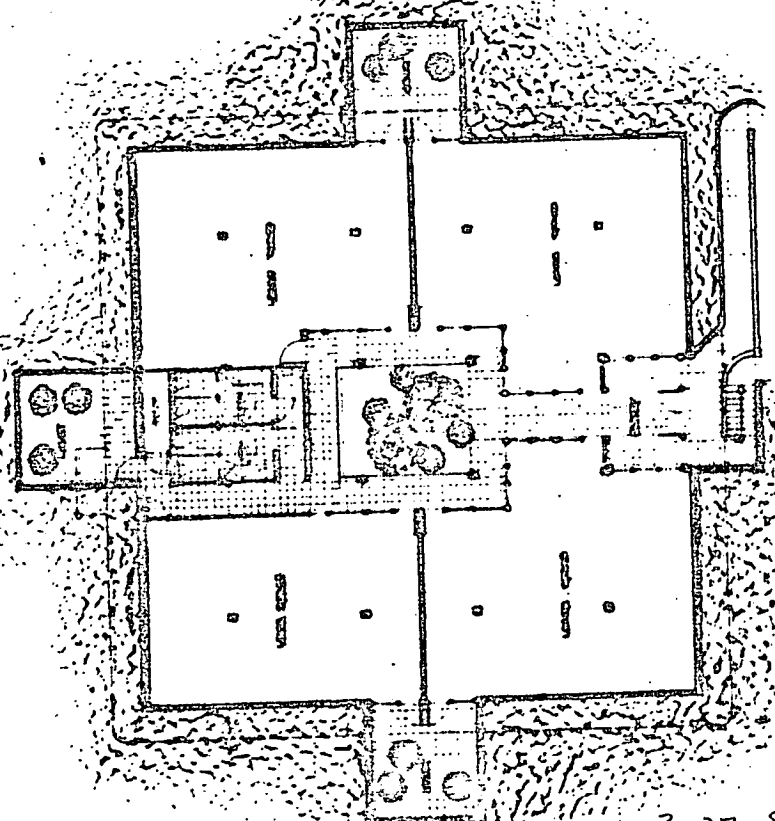
	<p>RESIDENTIAL OFFICE BUILDINGS & COMMERCIAL LEASE SPACES AND SPECIAL CONSTRUCTION CO.</p>	<p>GEORGE C. HIGGINS ARCHITECT A.I.A. 2500 P STREET SACRAMENTO, CA. 95810 DR 444 8072 C 3901</p>	
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GEORGE C. HIGGINS
ARCHITECT AIA
2700 P STREET
SANTA MONICA, CA 90405
Tel: 310-318-1111

OFFICE BUILDING & COMMERCIAL
LEASING OFFICES
101



UPPER FLOOR PLAN



LOWER FLOOR PLAN

P-8916

3-27-80

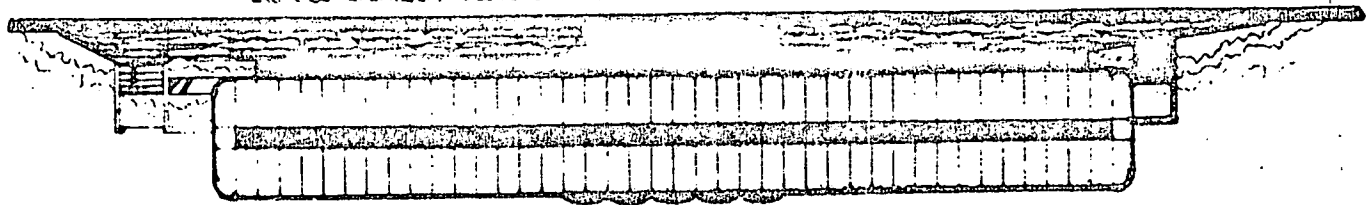
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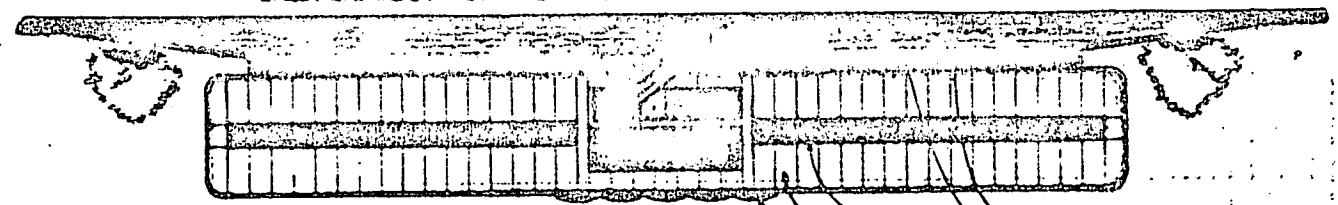
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NO 17

THE EAST ELEVATION OF THE BUILDING

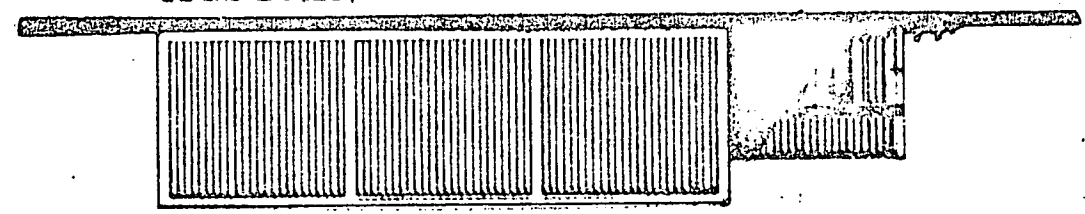


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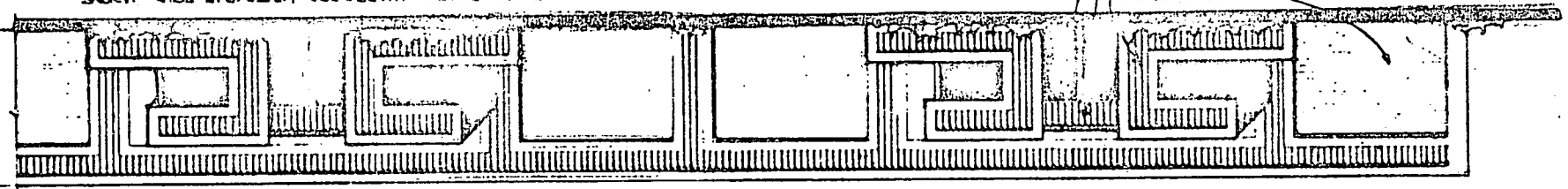


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GENERAL APPEARANCE
OF THE BUILDING
AS IT APPEARS
FROM THE WEST

THE END ELEVATION



THE EAST ELEVATION OF THE BUILDING



THIS ELEVATION
IS TO BE DRAWN TO
SHOW THE
GENERAL APPEARANCE
OF THE BUILDING
AS IT APPEARS
FROM THE EAST

39

UNITED STATES ARCHITECTURAL AND ENGINEERING BOARD
AS ESTABLISHED BY ACT OF CONGRESS

GEORGE W. BROWN, ARCHITECT
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WASHINGTON, D.C. 20004