



# CITY OF SACRAMENTO

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## CITY PLANNING DEPARTMENT

915 T STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 448-6804

Marty Van Duyn

~~████████████████████~~  
PLANNING DIRECTOR

CITY MANAGER'S OFFICE  
**RECEIVED**  
FEB 27 1980

February 28, 1980  
FILED  
By the City Council  
Office of the City Clerk

CMCT. TO  
4-1-80

MAR 18 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Appeal of City Planning Commission's denial of South Natomas Community Plan Amendment from Residential to Business and Professional; and Rezoning from R-2A to OB zone (P-8669)

**LOCATION:** 536 West El Camino Avenue

### SUMMARY

This is a request for entitlements necessary to develop an 8,122 square foot office building on a site that fronts on West El Camino Avenue. The Planning Commission, in concurrence with staff's recommendation, denied the requests and the applicant subsequently appealed the Commission's decision.

### BACKGROUND INFORMATION

The subject site contains 18,744 square feet and fronts on West El Camino Avenue. The staff and Planning Commission do not want to encourage any additional office/commercial uses along West El Camino Avenue which is a major street. West El Camino Avenue is primarily developed with residential uses. There are some vacant parcels and a few non-conforming commercial uses.

This position is based on the recently adopted policies of the South Natomas Plan which discourages strip commercial and encourages development of commercial and offices in concentrated areas. The plan also attempts to reduce the amount of strip commercial along Northgate Boulevard which is only 100+ feet west of the subject site.

In addition, the Gateway Shopping Center is in the process of expanding their site to include additional office and commercial buildings, and there are other vacant sites along Northgate that are zoned to permit office development.

VOTE OF COMMISSION

On November 8, 1980, the Planning Commission by a vote of seven ayes, two absent, denied the requests.

RECOMMENDATION

The staff and Planning Commission recommend that the appeal be denied. If the City Council intends to approve the appeal, the proper action would be to grant the appeal subject to Findings of Fact to be due at a subsequent meeting.

0298 8 1 RAM

Respectfully submitted,

  
Marty Van Deyn  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slupe, City Manager

MVD:HY:bw

March 4, 1980  
District No. 1

Attachment  
P-8669

P-8669

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION

NOV 15 1979

RECEIVED

DATE: November 15, 1979

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning

Commission of November 8, 1979 when:  
(Date)

Rezoning Application                       Variance Application  
 Special Permit Application                      \_\_\_\_\_

was:  Granted,  Denied by the Commission

GROUNDS FOR APPEAL: "SEE EXHIBIT A"  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY LOCATION: 536 West EL Camino Avenue

PROPERTY DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_

ASSESSOR'S PARCEL NO. 274 - 131 - 02

PROPERTY OWNER: ROBERT T. MURPHY & VELMA MURPHY

ADDRESS: 2501 Northgate Blvd., Sacramento, California

APPLICANT: ROBERT T. MURPHY & VELMA MURPHY

ADDRESS: 2501 Northgate Blvd. Sacramento, California

APPELLANT Robert T. Murphy  
(SIGNATURE)

ADDRESS: 2501 Northgate Blvd., Sacramento, California

FILING FEE: \$50.00. Receipt No. \_\_\_\_\_

FORWARDED TO CITY COUNCIL ON DATE OF: \_\_\_\_\_

P- 8669

## EXHIBIT A

The applicant seeks to change the zoning from R-2A to OB-R on the ground the South Natomas Community Plan improperly classifies the use of said property. To require the applicant to place multi-residential dwellings on said property would not be the highest and best use of said property in light of the prevailing environmental conditions of the area immediately surrounding the subject property. A health and safety hazard is presented for future residents and children that would live in said housing due to high traffic volume at the intersection of West El Camino Avenue and Northgate Boulevard; said volume is in excess of 24,000 cars per day and said high traffic volume creates a noise level that exceeds 85 decibels.

The average rate of speed per vehicle is between 30 mph and 40 mph and the volume of traffic will probably increase by another 50% in the next two years as it has in the last two years due to the fact that West El Camino Avenue is a major traffic artery connecting Interstate Highway 80 and Interstate Highway 5.

Further, said property is located adjacent to commercial property and across the street from property with extensive commercial use negating the benefit of multi-residential use of said property.

The staff report, as developed by the City Planning Commission fails to address these problems but concentrates on the intent of the Natomas Community Plan as it applies to Northgate Boulevard.





# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert T. & Velma Murphy & Wm. M. Beverly - 2501 Northgate Blvd., Sacramento				
OWNER	Robert T. & Velma Murphy & Wm. M. Beverly - 2501 Northgate Blvd., Sacramento				
PLANS BY	Sylvan Design - 7550 Watson Way, Citrus Heights, CA				
FILING DATE	6-14-79	90 DAY CPC ACTION DATE		REPORT BY:	GZ:sg
NEGATIVE DEC	7-16-79	EIR		ASSESSOR'S PCL NO.	274-131-02

- APPLICATION:**
1. Environmental Impact Determination
  2. Amend the 1978 South Natomas Community Plan from Residential to Business Professional
  3. Rezone the subject property from R-2A Garden Apartments to OB Office Building

**LOCATION:** 536 West El Camino Avenue

**PROJECT INFORMATION:**

General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential 4-21 Min. 7 Du/Net Ac  
Existing Zoning of Site: R-2A  
Existing Land Use of Site: Single Family Dwelling  
Surrounding Land Use and Zoning:  
North: Commercial, Single Family; C-2, R-2A  
South: Single Family; R-2A  
East: Vacant, Single Family; R-2A  
West: Commercial; C-2

Parking Required:	20	Parking Provided:	21
Ratio Required:	1:400 @ 8,122 Sq. Ft.		
Property Dimensions:	132' x 142'	Area:	18744 Sq.Ft.
Square Footage of Building:	8,122 Sq. Ft.		

Significant Features of Site: Existing Single Family Residence Located on the Site  
Topography: Flat  
Street Improvements: Provided  
Existing Utilities: Provided

**STAFF EVALUATION:** On February 21, 1978 the City Council adopted the South Natomas Community Plan in order to guide future growth and development in the South Natomas area. One objective of the plan was "to discourage additional strip commercial development along Northgate Boulevard and limit all future development to concentrated locations, as shown on the community plan map."

As shown on Exhibit A, the objective was achieved by restricting the growth of commercial uses on Northgate Boulevard north of Haggin Avenue as well as designating large parcels of land for neighborhood and community shopping centers. These centers will be large enough to service adjacent market areas and enable the sites to be developed in a more comprehensive shopping center design concept. Consequently, the commercial needs of residents will be provided without the problems associated with strip commercial development.

(over)

APPLIC. NO. P-8669

MEETING DATE November 8, 1979

CPC ITEM NO. 9

In addition, the South Natomas Community Plan designates land next to these shopping centers for business and professional offices. Again, this strategy will enhance the attractiveness of shopping centers as well as reduce the need for strip commercial development.

As shown on Exhibit B, the applicant wishes to rezone the subject property in order to construct an office building facing West El Camino Boulevard. Even though the Community Plan seems to indicate that the land in which the office building is located should become part of the Northgate shopping area, the original intent of the plan was to only allow commercial development facing Northgate Boulevard south of Haggin Avenue.

A large amount of vacant commercial and business-professional property still remains in this area and, as such, staff has concerns that the rezoning will unnecessarily encourage strip commercial development along West El Camino Boulevard, a major thoroughfare. Such an action would be a significant departure from the intent of the community plan to encourage development of existing vacant commercial property in the area as well as to reduce the amount of existing commercial development along Northgate Boulevard and other major streets.

The rezoning will also allow business-professional office development outside of areas designated in the plan for these uses. This action should also be questioned in light of the fact that Gateway Shopping Center, approved by the Planning Commission at the corners of Northgate Boulevard, San Juan Road, and Silver Eagle Road, will be providing in excess of 120,000 square feet of office uses and 100,000 square feet of commercial use, as planned. In addition, a substantial amount of designated business and professional use is located along the northwest intersection of Garden Highway and Northgate Boulevard.

#### STAFF RECOMMENDATION

1. The negative declaration be ratified.
2. The amendment from residential to commercial-shopping center be denied.
3. The rezoning from R-2A, garden apartments, to OB, office building, be denied.

If the Planning Commission expresses an intent to approve the plan amendment and rezoning, staff recommends that the application be approved with the following amendments:

1. The site be rezoned to OB-R (review zone).
2. At least 10 feet of landscaping be provided along the eastern and southern property lines.
3. A 2-3 foot high landscaped berm be placed in the front setback area.
4. The applicant shall submit detailed landscaping and irrigation plans with the site plan for review and approval by staff.

























P8669

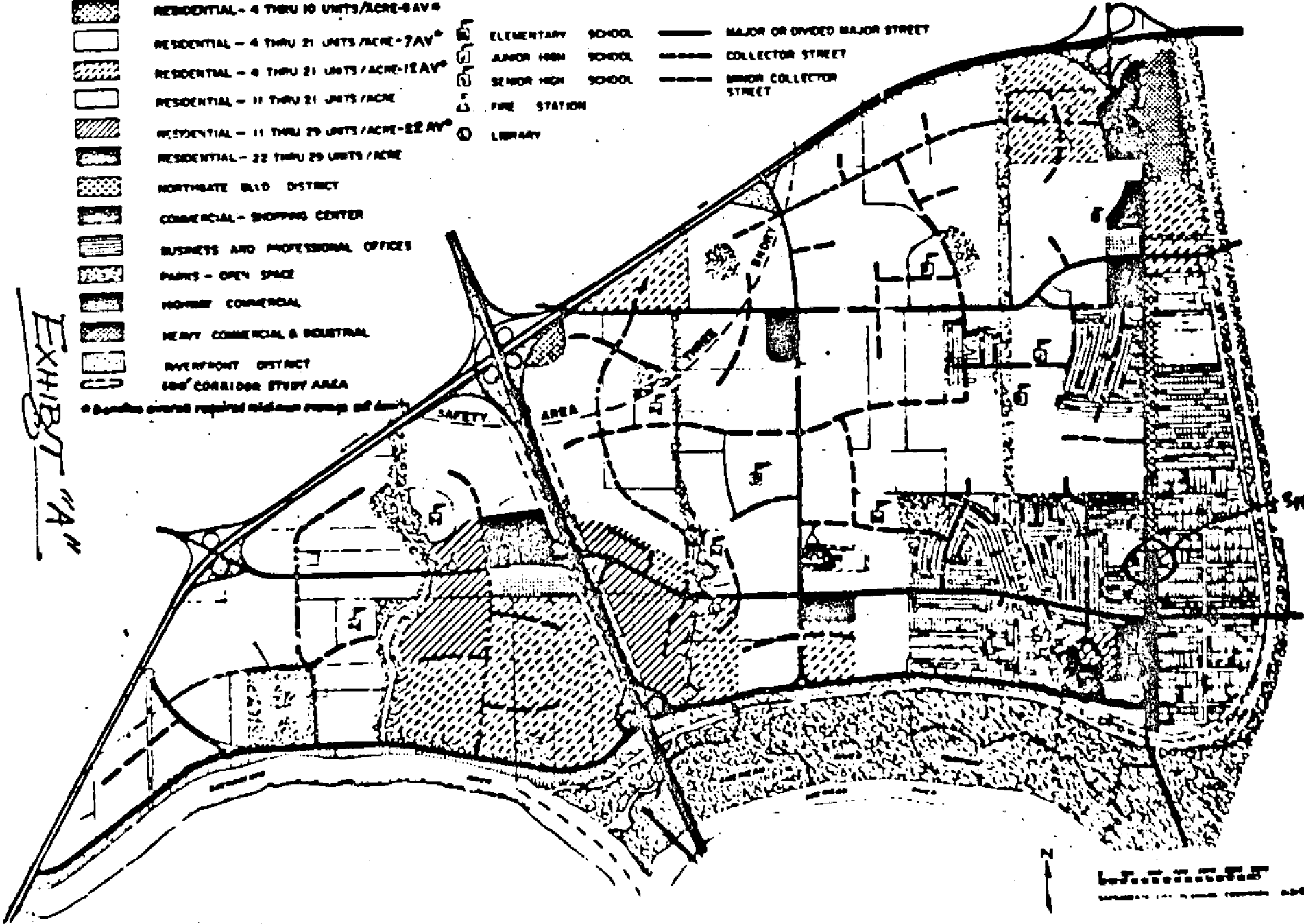
NOVEMBER 8, 1979

ITEM 9

EXHIBIT "A"

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-8AV\*
  -  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-7AV\*
  -  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-12AV\*
  -  RESIDENTIAL - 11 THRU 21 UNITS/ACRE
  -  RESIDENTIAL - 11 THRU 29 UNITS/ACRE-22 AV\*
  -  RESIDENTIAL - 22 THRU 29 UNITS/ACRE
  -  NORTHBATE BLD DISTRICT
  -  COMMERCIAL - SHOPPING CENTER
  -  BUSINESS AND PROFESSIONAL OFFICES
  -  PARKS - OPEN SPACE
  -  MEDIUM COMMERCIAL
  -  HEAVY COMMERCIAL & INDUSTRIAL
  -  RIVERFRONT DISTRICT
  -  150' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
  -  JUNIOR HIGH SCHOOL
  -  SENIOR HIGH SCHOOL
  -  FIRE STATION
  -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
  -  COLLECTOR STREET
  -  MINOR COLLECTOR STREET

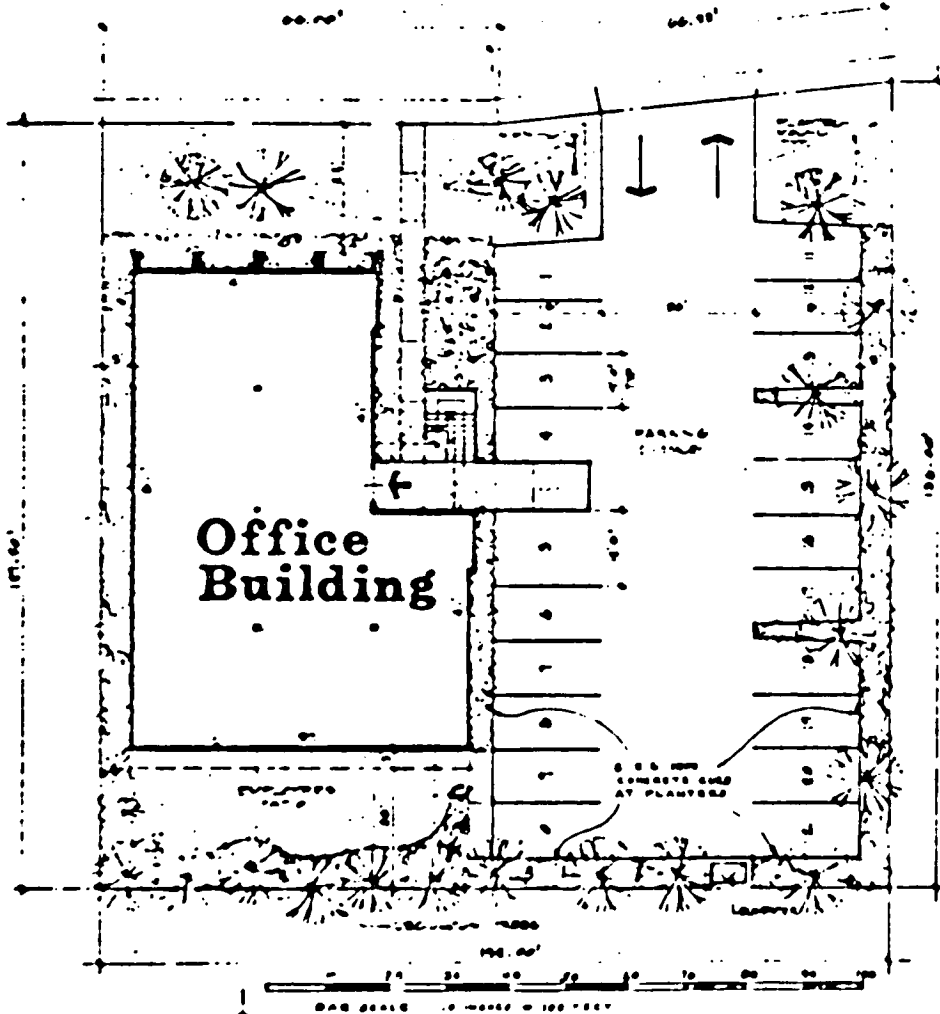
\* Some areas require minimum coverage of 40%



# SOUTH NATOMAS COMMUNITY PLAN

P8669

west el camino avenue



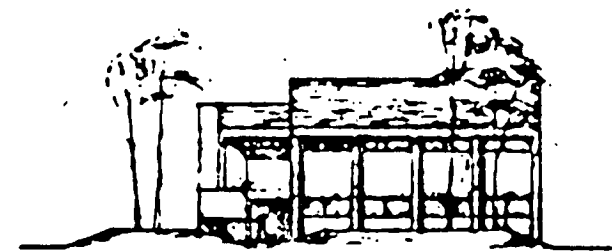
Office Building

site plan



SCALE  
1" = 100'

APPROXIMATE  
DATE OF PLAN  
BY ARCHITECT  
DATE OF PLAN



north



east



V. COUNTY MAP

OFFICE BUILDING

1111 WEST EL CAMINO AVENUE  
SACRAMENTO, CALIFORNIA

PLANNED BY  
DATE OF PLAN

EXHIBIT "B"

ST. VAN 203-247  
1980  
1980

1980  
1980

1980  
1980

1

MEMBER 8, 1979

ITEM 9



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

March 19, 1980

Robert Murphy, et al  
2501 Northgate Boulevard  
Sacramento, CA 95833

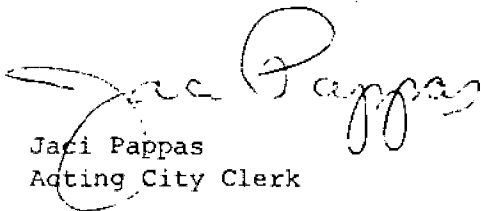
Dear Mr. Murphy:

The hearing scheduled for March 18, 1980 regarding the APPEAL of the Planning Commission's denial of Amendment to Community Plan from Residential to Business/ Professional Offices and REZONE from R-2A to OB for property located at 536 West El Camino Avenue has been continued to April 1, 1980. (P-8669)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

cc: Planning Department

Item No. 22