

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Martin Steiner - 555 Capitol Mall, Suite 1425, Sacramento, CA 95814				
OWNER	Mead Kibbey - 7660 14th Avenue, Sacramento, CA 95820				
PLANS BY					
FILING DATE	2-22-85	50 DAY CPC ACTION DATE		REPORT BY:	GM:sg
NEGATIVE DEC	3-4-85	EIR		ASSESSOR'S PCL NO.	021-101-19,21,34,41

- APPLICATION:
- A. Negative Declaration
 - B. Amend Colonial Community Plan from Light Density Residential to Industrial
 - C. Rezone 1.07+ vacant acres from Single Family Residential (R-1) to Light Industrial (M-1) zone

LOCATION: 7431 and 7511 17th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to use the subject area for lumber storage and drying.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1964 Colonial Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Lumber company; M-1
South: Residential; R-1
East: Lumber yard; M-1 & M-1-R
West: Vacant; R-1

Property Area: 46,900 square feet
Topography: Flat

APPLICANT'S PROPOSAL: The subject site encompasses approximately 1.1+ vacant areas located between 14th and 17th Avenues and east of 73rd Street. The site is bordered by industrial uses to the north and east, single-family homes to the south, and vacant land to the west. The applicant proposes to expand the operations of the Red River Lumber Company onto the subject site with the area proposed for storage and drying of sawn lumber.

The subject site is designated for light density residential on the 1964 Colonial Community Plan and zoned R-1. The applicant is requesting the necessary industrial entitlements to permit the proposed use.

PROJECT EVALUATION: The staff has the following comments regarding this project:

- A. Land Use: The major issue relative to this application is whether the proposed use is appropriate for the area given its proximity to existing residential homes abutting 17th Avenue. Most of the subject property is located behind existing industrial uses to the north and single family homes to the south.

APPLC. NO. P85-107

MEETING DATE March 28, 1985

CPC ITEM NO. 16-11

4-11-85

Due to the mixed nature of development in the surrounding area and no direct access to most of the useable area of the subject site, the likelihood of developing residences on the subject site is remote. If properly buffered, the expansion of lumber operations onto the subject site, as modified by staff, would be acceptable.

- B. Mitigation Measures: The applicant indicates that the proposed use of the subject site is for storage and drying of sawn lumber. The lumber would be moved in and out approximately once per month and stacked up approximately 12 feet to 15 feet high.

In order to mitigate the noise and visual impacts from the proposed operations and maintain the residential streetscape along 17th Avenue, the staff recommends the following mitigation measures and modifications to the development plans:

1. Scale back the total site area devoted to the industrial use by eliminating the properties adjoining 17th Avenue to a depth equaling the lot depths of the existing residential parcels (approximately 100 feet) (refer to Exhibit A).
2. Pursuant to the Zoning Ordinance requirements, install a six foot high solid masonry wall along the south and west property lines to provide a noise barrier.
3. Plant large growing evergreen trees along the north side of the south wall to visually screen the stacked lumber.

- C. Zoning: The staff recommends that the subject site be rezoned to M-1-R to allow Planning Commission review of any future development proposals if the site is ever developed with permanent industrial buildings or facilities which could adversely impact adjacent residential uses.

The applicant should be aware that a parking facilities permit must be obtained from the Planning Division prior to improvement and use of the subject site.

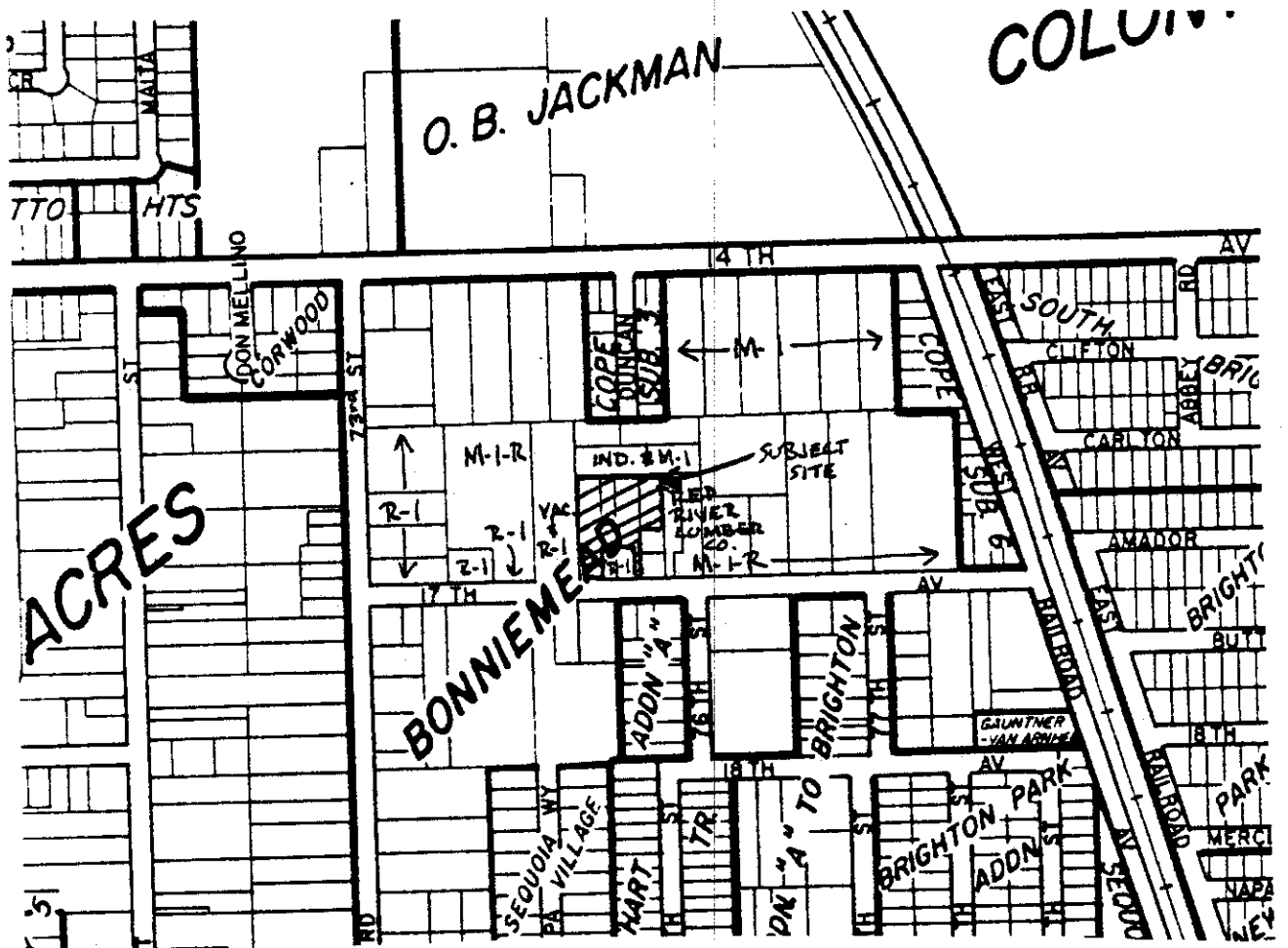
STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Amendment to the Colonial Community Plan from Light Density Residential to Industrial;
- C. Approval of the Rezoning from Single Family (R-1) to Light Industrial-Review (M-1-R) zone, subject to conditions which follow:

Conditions

1. The area to be rezoned to M-1-R shall exclude those properties adjoining 17th Avenue to a depth equal to the existing residential lot depths as shown on Exhibit A.

2. The applicant shall install a six foot high solid masonry wall along the south and west property lines pursuant to Section 3-D-7-6-(1) of the Zoning Ordinance prior to use of the property for industrial purposes.
3. The applicant shall plant a solid row of large growing evergreen trees along the north side of the masonry wall located along the south property line as shown on Exhibit A, and install a drip irrigation system with automatic timer, prior to use of the property for industrial purposes.
4. The applicant shall obtain a parking facilities permit prior to improvement and use of the subject site. Improvements shall include paving, landscaping, irrigation, and wall installation.



VICINITY - LAND USE - ZONING

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3-27-85
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21-101-39

INSTALL 6' HIGH SOLID MASONRY WALL.

REZONE TO M-1-R ZONE

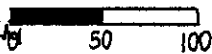
RETAIN R-1 ZONE

PROPOSED PARKING & STORAGE AREA

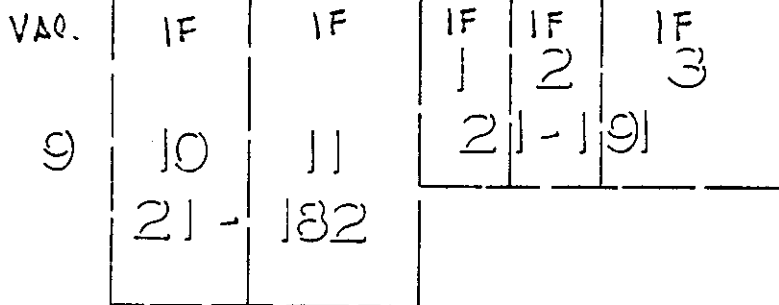
RED RIVER LUMBER

PLANT ROW OF LARGE GROWING EVERGREEN TREES

INSTALL 6' HIGH SOLID MASONRY WALL EXISTING PARKING

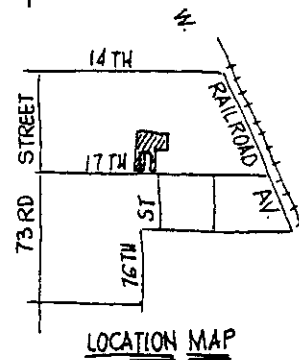


17th Avenue



76th Street

NOTE: THE CROSSHATCHED AREA SHOWN HEREON IS FOR PROPOSED PARKING AND STORAGE FOR LUMBER OPERATIONS ON ADJACENT PARCELS TO THE EAST.



P 85107

EXHIBIT A

CALC.

DRN.

CKD.

APRVD.

EXHIBIT MAP

to accompany

Rezone Application for APN 21-101-19,21,34,41

MURRAY SMITH & ASSOCIATES, ENGINEERING

SACRAMENTO, CALIFORNIA

SCALE 1"=100'

F.B.

W.O.