

P94-011 - Laborer's Local 185

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. General Plan Amendment of 2.532+ vacant acres from Community/Neighborhood Commercial & Offices to Medium Density Residential (16-29 du/na).
 - D. Community Plan Amendment of 2.532+ vacant acres from General Commercial to Residential Office.
 - E. Community Plan Amendment of 3.70+ developed acres from Residential Office to General Commercial.
 - F. Rezone of 3.70+ developed acres from Residential Office (R-O) to General Commercial Review (C-2R).
 - G. Rezone of 2.532+ vacant acres from General Commercial (C-2) to Multi-Family Residential Review (R-2AR).

LOCATION: South of Elder Creek Road at 6545 Stockton Boulevard and Fowler Avenue.
APN: #040-0031-024; #040-0031-030
South Sacramento Community Plan Area
Sacramento Unified School District
Council District 6

APPLICANT:	Laborer's Local 185 (916) 393-4040 6545 Stockton Blvd., Sacramento, CA 95823
OWNER:	Laborer's Local 185 6545 Stockton Blvd., Sacramento, CA 95823
PLANS BY :	N/A
APPLICATION FILED:	Completed on 2/28/94
STAFF CONTACT:	Colleen Carollo, 264-5691

SUMMARY/RECOMMENDATION:

The applicant is requesting rezones for future development of the proposed parcels to the following:

- Parcel #040-0031-024 General Commercial Review (C-2R)
- Parcel #040-0031-030 Multi-Family Residential Review (R-2AR)

In rezoning the above-mentioned parcels, General and Community plan amendments are also required. These include a General Plan Amendment of 2.532± vacant acres from Community/Neighborhood Commercial & Offices to Medium Density Residential; a Community Plan Amendment of 2.532± vacant acres from General Commercial to Residential Office; and a Community Plan Amendment of 3.70± developed acres from Residential Office to General Commercial.

Parcel #040-0031-024 currently contains an existing 11,960 square foot building which has been utilized as a Laborers Local 185 meeting hall. This building includes brick veneer with a Spanish tile roof. The property also includes paving and parking to accommodate 206 vehicles. Parcel #040-0031-030 is currently vacant. The proposed project does not include development plans for the subject parcels.

In evaluating the project, the basic issues relate to the fact that there is no specific development plan currently being proposed for the sites that can be reviewed. Therefore, in order to retain some control in future development of the sites, staff has included the "R" review designation to the rezones. The Utilities Department has also included a condition of approval for additional right-of-way on the parcel adjacent to Morrison Creek (at the time of future development). **Staff recommends approval of the project.** This recommendation is made based upon the principles of planning and upon the conditions of approval, suggested by the Department of Planning and Development, which have been placed upon the project.

PROJECT INFORMATION:

General Plan Designation:

APN #040-0031-024

Community/Neighborhood Commercial &
Offices

APN #040-0031-030

Community/Neighborhood Commercial &
Offices

Community Plan Designation:

APN #040-0031-024

Residential Office

APN #040-0031-030

General Commercial

Existing Land Use of Site:

APN #040-0031-024	Developed w/11,960 s.f. Building
APN #040-0031-030	Vacant

Existing Zoning of Site:

APN #040-0031-024	Residential Office (R-O)
APN #040-0031-030	General Commercial (C-2)

Surrounding Land Use and Zoning:

North:	Morrison Creek
South:	Commercial & Vacant Residential; (C-2) & (R-2AR)
East:	Residential Duplexes; (R-1A)
West:	Commercial; (C-2)

Property Dimensions:

APN #040-0031-024	Irregular
APN #040-0031-030	Irregular

Property Area:

APN #040-0031-024	3.70± acres
APN #040-0031-030	2.532± acres

Square Footage of Existing Bldg.:	11,960 s.f.
Height of Building:	35 ft.
Exterior Building Materials:	Brick Veneer
Roof Material:	Tile
Parking Provided:	206 spaces
Parking Required:	119 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

The applicant is not currently proposing development for either of the parcels included in the proposed project. There is however, included in the rezone designation, provision for the "R" review (C-2R and R-2AR). This review involves City Planning Commission review of plans for all future projects requesting either building or construction permits. Once a specific project is proposed, the applicant will need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
*Plan Review (with CEQA review)	Planning Division
Building Permit	Building Division
Driveway Permit	Public Works, Development Services
*Requires a public hearing	

BACKGROUND INFORMATION:

Both of the proposed project parcels were designated (Parcel #24 - Community/Neighborhood Commercial & Offices, Parcel #30 - Medium Density Residential) and rezoned (Residential Office) with the adoption of the South Sacramento Community Plan in 1986. At the time of this Plan update, parcel #24 was already developed with the Local 185 Union Hall and parcel #30 was vacant. In 1988, the Local 185 submitted an application for a General Plan Amendment from High Density Residential to Community/Neighborhood Commercial & Offices; a Community Plan Amendment from Residential Office to General Commercial; and a Rezone from Residential Office (R-O) to General Commercial (C-2). This application was to enable development of a 483-unit mini-storage facility. The Plan Amendments and Rezones were approved; however, the storage facility was never constructed.

The applicant is currently requesting a rezone of parcel #24, which houses the Union Hall, from Residential Office (R-O) to General Commercial Review (C-2R) to enable future development of an Asian Market. This also requires a Community Plan Amendment from Residential Office to General Commercial. In order to eliminate a reduction in residential land use created by this rezone, the applicant is also requesting a rezone of the vacant parcel #30 from General Commercial (C-2) to Multi-Family Residential Review (R-2AR). This also requires a General Plan Amendment from Community/Neighborhood Commercial & Offices back to the original General Plan designation (1988 Update) of Medium Density Residential. Correspondingly, a Community Plan Amendment is also necessitated designating the site back to its original Community Plan land use designation of Residential Office (from General Commercial). The R-2AR zoning density is a compatible zoning category for the Residential Office land use (SSCP, pg. 19).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations/Adopted Policies

The Sacramento General Plan Update was adopted in 1988. The project is consistent with and brings the property back to the original General Plan designations of Community/Neighborhood Commercial & Offices and Medium Density Residential. The applicant is not proposing a specific development plan for either parcel at this time. Future use of the commercial site is anticipated to be an Asian Market. The maximum density of future development of the residential site would be 16-29 du/na.

The proposed project supports the General Plan goal of maintaining and improving the quality and character of residential neighborhoods in the City by creating a transition of adjacent land uses and thus helping to reduce improper land use mixes (i.e. C-2 next to R-1A). Therefore, Staff recommends approval of the General Plan Amendment of 2.532 ± vacant acres from Community/Neighborhood Commercial & Offices to Medium Density Residential.

The project site is located within the South Sacramento Community Plan Area as well as the proposed Stockton Boulevard Redevelopment Area. The South Sacramento Community Plan was adopted in 1986. It contains discussion of goals, policies, and implementation measures which address Commercial and Residential Land Use in the plan area. The project is consistent with the original Community Plan designation of Residential Office. The zoning designation of R-2AR is a compatible zoning category for the Residential Office land use designation and is compatible in terms of residential density. Therefore, Staff recommends approval of the Rezone of 2.532± vacant acres from General Commercial (C-2) to Multi-Family Residential (R-2AR).

The project also supports the following residential goals and policies of the South Sacramento Community Plan:

- Provide more variation in housing types in South Sacramento of both price and housing style, from the large lot single family home to affordable apartment or condo unit (SSCP, pg. 30).
- Implement policies and programs and focus current programs, to eliminate the sources of blight and incompatible land uses in South Sacramento (SSCP, pg. 30).
- Apply the "R" review zone suffix so that the City Planning Commission will have the authority to review future residential projects for compliance with the policies and residential design standards (SSCP, pg. 32).

There is currently General Commercial zoned property located to the north, south, and west of Parcel #24. By allowing the existing developed parcel to be rezoned to General Commercial Review (C-2R) and the vacant parcel to be rezoned Multi-Family Residential Review (R-2AR), a contiguous commercial strip is created along Stockton Boulevard.

The South Sacramento Community Plan states that there are blighted areas of commercially zoned land located along Stockton Boulevard:

"This is an area in need of revitalization. A number of incompatible uses, such as wrecking yards, motels, single family homes, and retail establishments are found next to one another along Stockton Boulevard. The run-down condition of the street is partially due to this frictional blight." (SSCP, pg. 42)

These rezones also eliminate a commercial zone from existing directly adjacent to single family zone. This allows and creates a gradual transition of land uses from commercial at Stockton Boulevard to multi-family residential (closest to the commercial), and finally to single family residential. Therefore, Staff recommends approval of the Rezone of 3.70± developed acres from Residential Office (R-O) to General Commercial Review (C-2R) and of the Rezone of 2.532± vacant acres from General Commercial (C-2) to Multi-Family Residential Review (R-2AR). Staff

also recommends approval of the Community Plan Amendments necessitated by the requests for rezone.

B. Site Plan Design/Zoning Requirements/Building Design

The applicant is not currently proposing a specific development plan for either of the parcels included in the proposed project, nor is the applicant proposing any changes to the existing building at 6545 Stockton Boulevard. There is however, included in the rezone designation, provision for the "R" review (C-2R and R-2AR). This review involves City Planning Commission review of plans for all future projects requesting either building or construction permits. At the time of this review of specific development plans for the proposed project sites, additional review of site plans, setbacks, height, and other zoning issues will take place.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address cultural resources. The mitigation measure is listed in the attached Mitigation Monitoring Plan (Attachment C).

B. Public/Neighborhood/Business Association Comments

The project site is located within the defined areas of interest for the following neighborhood and merchants groups: the Stockton Boulevard Project Area Committee (PAC); the Southeast Area Neighborhood Association; the Avondale Action Committee; Area Churches Together; the 21st Avenue Neighborhood Association; the South Sacramento Chamber of Commerce; the Sacramento County Alliance of Neighborhoods; and the South Sacramento Neighborhood Coalition. As of the date of this report, the Stockton Boulevard PAC is the only committee/association that has responded to the project review. The Stockton Boulevard PAC has indicated unanimous support for the project (See Letter - Attachment F).

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works/Utilities/Transportation

Because the applicant is not currently proposing development for either of the parcels, Public Works comments indicate that specific concerns and conditions will be supplied for individual future development projects submitted for "R" review. Comments received from the Utilities Department relate to the requirement of an additional 22.5 feet of right of way adjacent to Morrison Creek. This has been included as a condition of approval of the proposed project. This requirement is per Resolution No. 86-649 and will take effect should future development occur.

Although the Transportation Division will review each future development proposal on a project specific basis, a condition of approval has been placed on the proposed indicating that, dependent upon the type of future development of the parcel at 6545 Stockton Boulevard, the southernmost access leading to the rear parking access may be required to be closed. This would result in one ingress/egress onto Stockton Boulevard.

PROJECT APPROVAL PROCESS: Planning Commission does not have the authority to approve or deny any of the entitlements listed below. They are acting as an advisory committee. Items A through G below, require City Council approval.

RECOMMENDATION:

Staff recommends the Planning Commission take the following action :


- A. Recommend ratification of the Negative Declaration.
- B. Recommend adoption of the Mitigation Monitoring Plan.
- C. Recommend approval of the General Plan Amendment of 2.532 \pm vacant acres from Community/Neighborhood Commercial & Offices to Medium Density Residential (16-29 du/na):
- D. Recommend approval of the Community Plan Amendment of 2.532 \pm vacant acres from General Commercial to Residential Office.
- E. Recommend approval of the Community Plan Amendment of 3.70 \pm developed acres from Residential Office to General Commercial.

- F. Recommend approval of the Rezone of 3.70 \pm developed acres from Residential Office (R-O) to General Commercial Review (C-2R), subject to conditions (Attachment E).
- G. Recommend approval of the Rezone of 2.532 \pm vacant acres from General Commercial (C-2) to Multi-Family Residential Review (R-2AR), subject to conditions (Attachment E).

Report Prepared By,

Report Reviewed By,


Colleen Carollo
Assistant Planner


Barbara L. Wendt
Senior Planner

Attachments

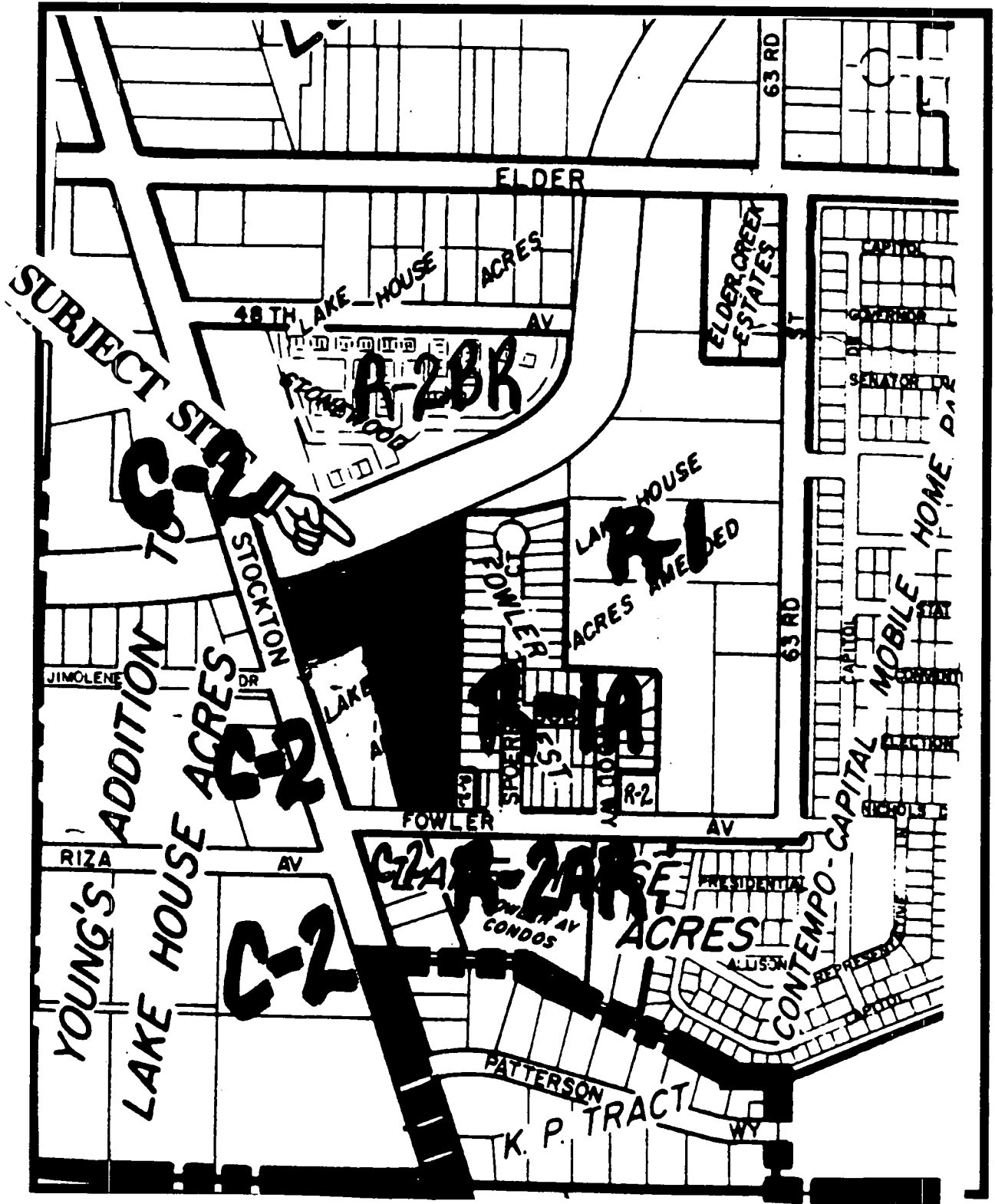
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Mitigation Monitoring Plan
Attachment D-1	Rezone Exhibit
Attachment D-2	Existing Site Plan - Parcel #24
Attachment E	Conditions of Approval
Attachment F	Letter from Stockton Boulevard PAC

ATTACHMENT B

P94-011

APRIL 28, 1994

ITEM #8
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LAND USE AND ZONING MAP

ATTACHMENT C

MITIGATION MONITORING PLAN

FOR

LABORER'S LOCAL 185 / P94-011

Initial Study

Prepared By:
City of Sacramento Planning Division
April 1, 1994

Adopted By:
City of Sacramento City Council

Date: _____

MAYOR

City Clerk

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Planning Division, 1231 I Street, Suite 200, Sacramento, CA 95814, (916) 264-5691, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Laborer's Local 185 / P94-011
Applicant/Owner/Developer: Paul Radford, Laborer's Local 185
Address: 6545 Stockton Blvd.
Sacramento, CA 95823

Project Location / Legal Description of Property (if recorded):

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant/owner/developer identified above.

SECTION 3: PLAN CONTENTS

A: Cultural Resources

- A. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE
Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall be stopped and an archaeologist shall be consulted.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

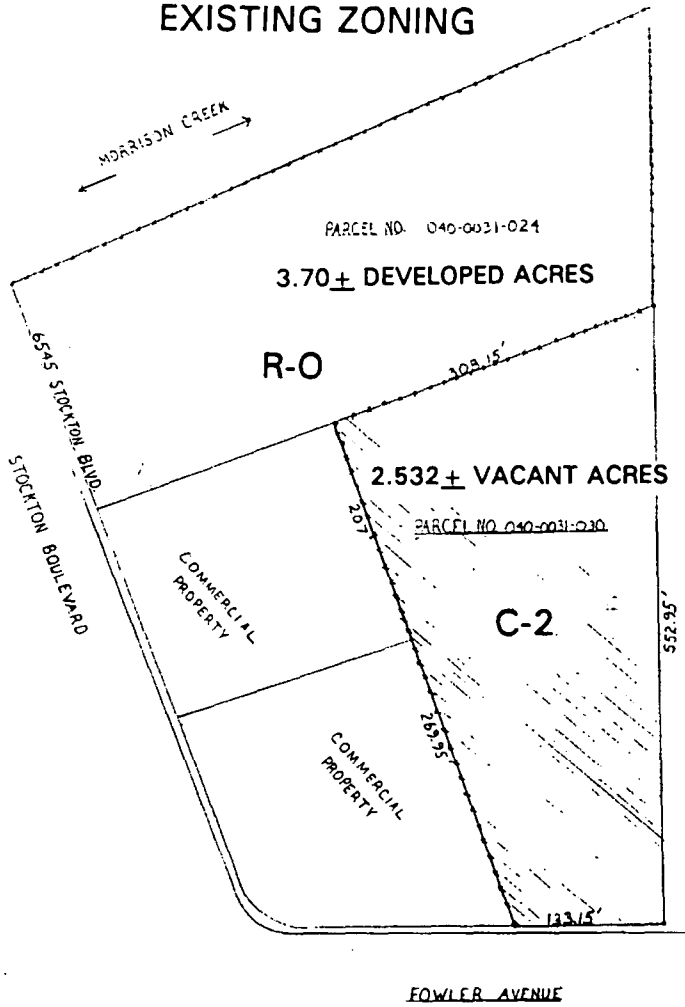
In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for the City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area. The Building Division shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

Site inspections by the Building Division shall watch for any potential archaeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

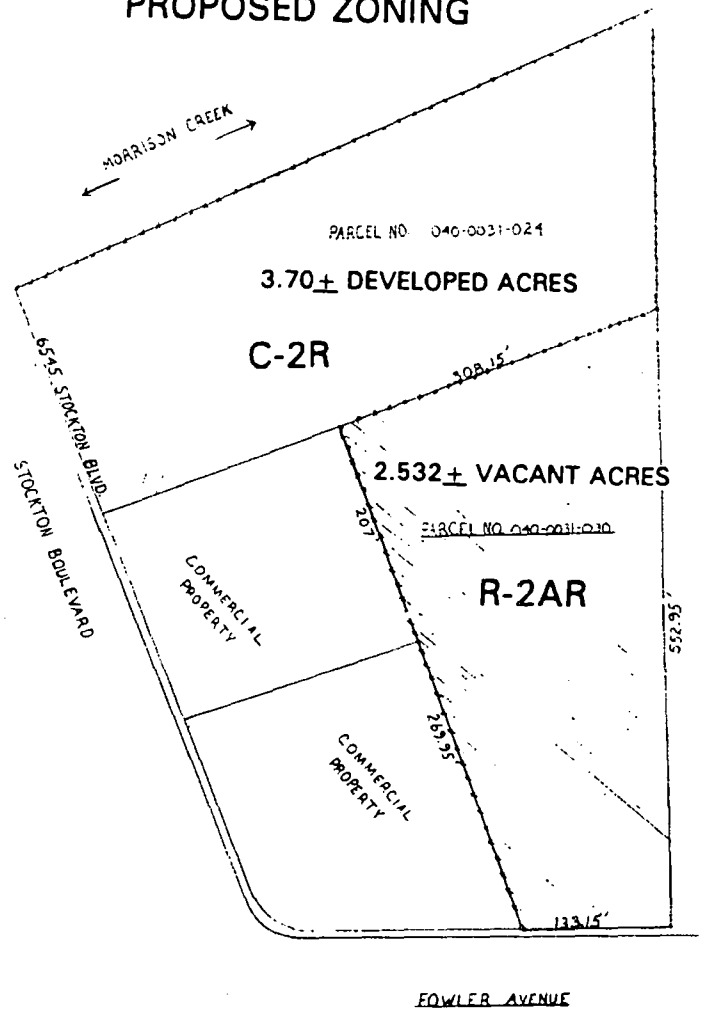
ATTACHMENT D-1

REZONE EXHIBIT

EXISTING ZONING

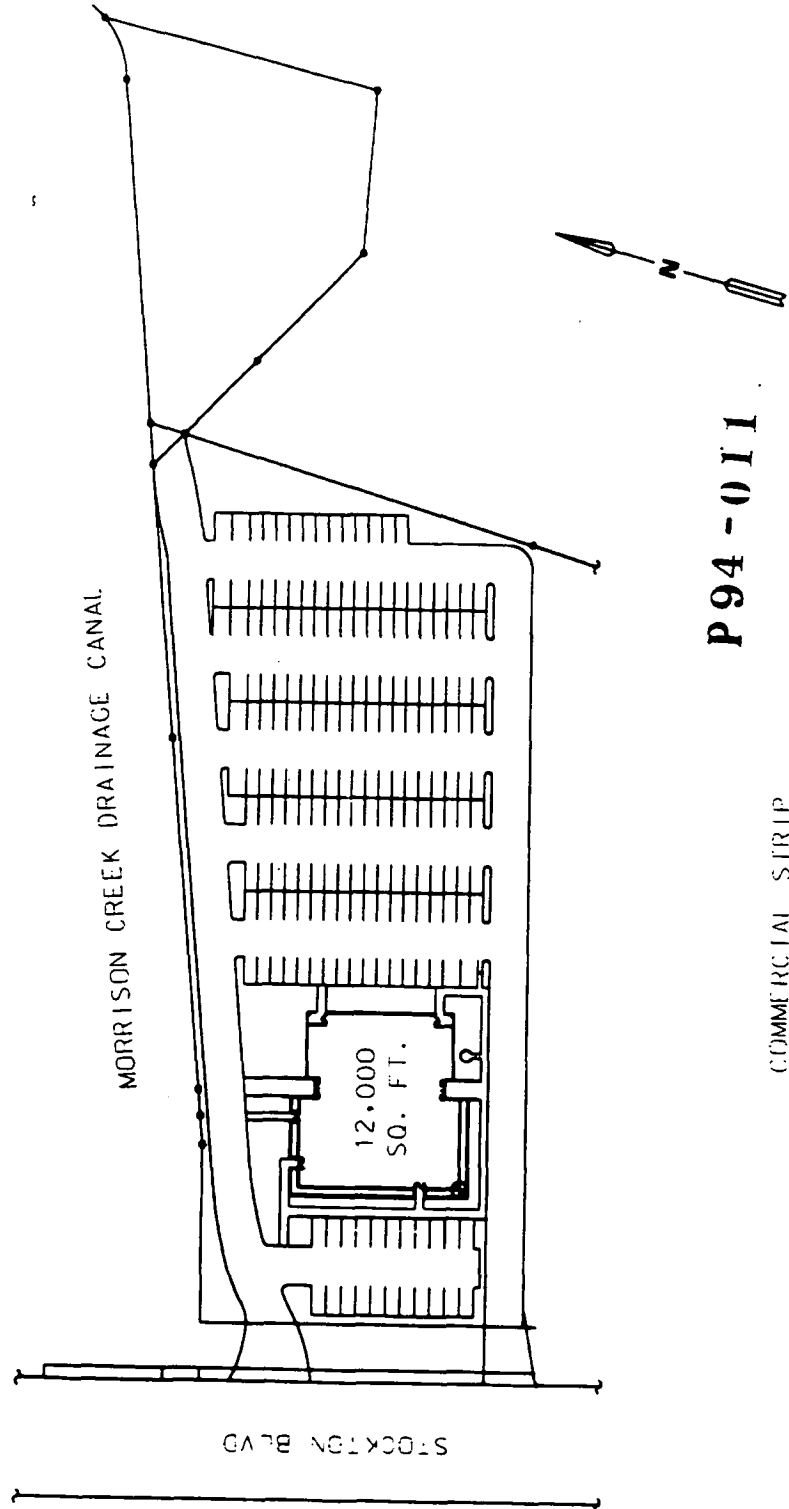


PROPOSED ZONING



ATTACHMENT D-2

EXISTING SITE PLAN PARCEL #24



ATTACHMENT E**CONDITIONS OF APPROVAL - PROJECT P94-011**

- 1) Per Resolution No. 86-649, an additional 22.5 feet of right-of-way may be required if any new construction is performed on the parcel abutting Morrison Creek. The parcel that abuts Morrison Creek is described by the APN #040-0031-024. As currently proposed, the parcel is only being rezoned and the existing building will be used for a new purpose. This parcel should be flagged so that the Building Division is aware of the need to obtain additional right-of-way should future development occur.
- 2) Future change of the use of parcel #24 may require closing the southerly driveway on the parcel.
- 3) In the future if additional entitlements are requested for either parcel, a traffic study may be required.

ATTACHMENT F

STOCKTON BOULEVARD PROJECT AREA COMMITTEE

April 11, 1994

Colleen Corollo
City of Sacramento Planning Division
1231 I Street, Room 200
Sacramento, California 95814

Dear Ms. Corollo:

This letter has been written to inform you that the Stockton Boulevard Project Area Committee unanimously voted in support of the Laborers Local 185 Union application for the rezone of approximately 3.7 acres from Residential Office (R-O) to General Commercial Review (C-2R), and the rezone of 2.532 acres from General Commercial (C-2) to Multi Family Residential Review (R-2AR).

Thank you for forwarding the application to the Committee and we welcome any information on future applications.

Sincerely,



Bill Alvey
Chairman, Stockton Boulevard Project Area Committee

cc: PAC members
Councilmember Darrell Steinberg

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