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CITY OF SACRAMENTO

MAR 16 3 12 PM '88

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 14, 1988

APPROVED
BY THE CITY COUNCIL

MAR 22 1988

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

- SUBJECT: 1. Environmental Determination
2. Rezone from Residential-Office (R-0) to General Commercial-Review (C-2-R) (**P88-032**)

LOCATION: Northeast Corner of Stockton Boulevard and Fowler Street

SUMMARY

The application is for rezoning a 2.2 acre site from R-0 to C-2-R. The Planning Commission and staff recommend approval of the rezone.

BACKGROUND

The subject site consists of two vacant lots located at the northeast corner of Stockton Boulevard and Fowler Street. As part of the recent General Plan Update, the land use designation for the site was changed from Residential-Office to General Commercial. The owner had applied for zoning consistent with the plan designation.

Development plans which accompanied the request for rezoning were reviewed by planning staff and by the Planning Commission. The Commission voted to approve the plans for two retail building containing 21,600 square feet of floor area. The Commission also voted to recommend approval of the request for rezoning.

VOTE OF THE PLANNING COMMISSION

On February 11, 1988, the Commission voted five ayes, three absent, one abstained, to recommend approval of the rezoning.

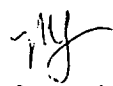
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RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance which rezones the site to C-2-R.

Respectfully submitted,



Michael Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MD:MVD:AG:rt
attachments

District No. 6
March 22, 1988

P68-032

25

ORDINANCE NO. 88-015

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the northeast corner of Stockton Blvd. & Fowler Street FROM THE Residential Office (R-0)

THE SAME IN THE General Commercial Review ZONE(S) AND PLACING (C-2-R)

(FILE NO. P 88-032) (APN: 040-0031-028,029) ZONE(S)

APPROVED
BY THE CITY COUNCIL

MAR 22 1988

OFFICE OF THE
CITY CLERK

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

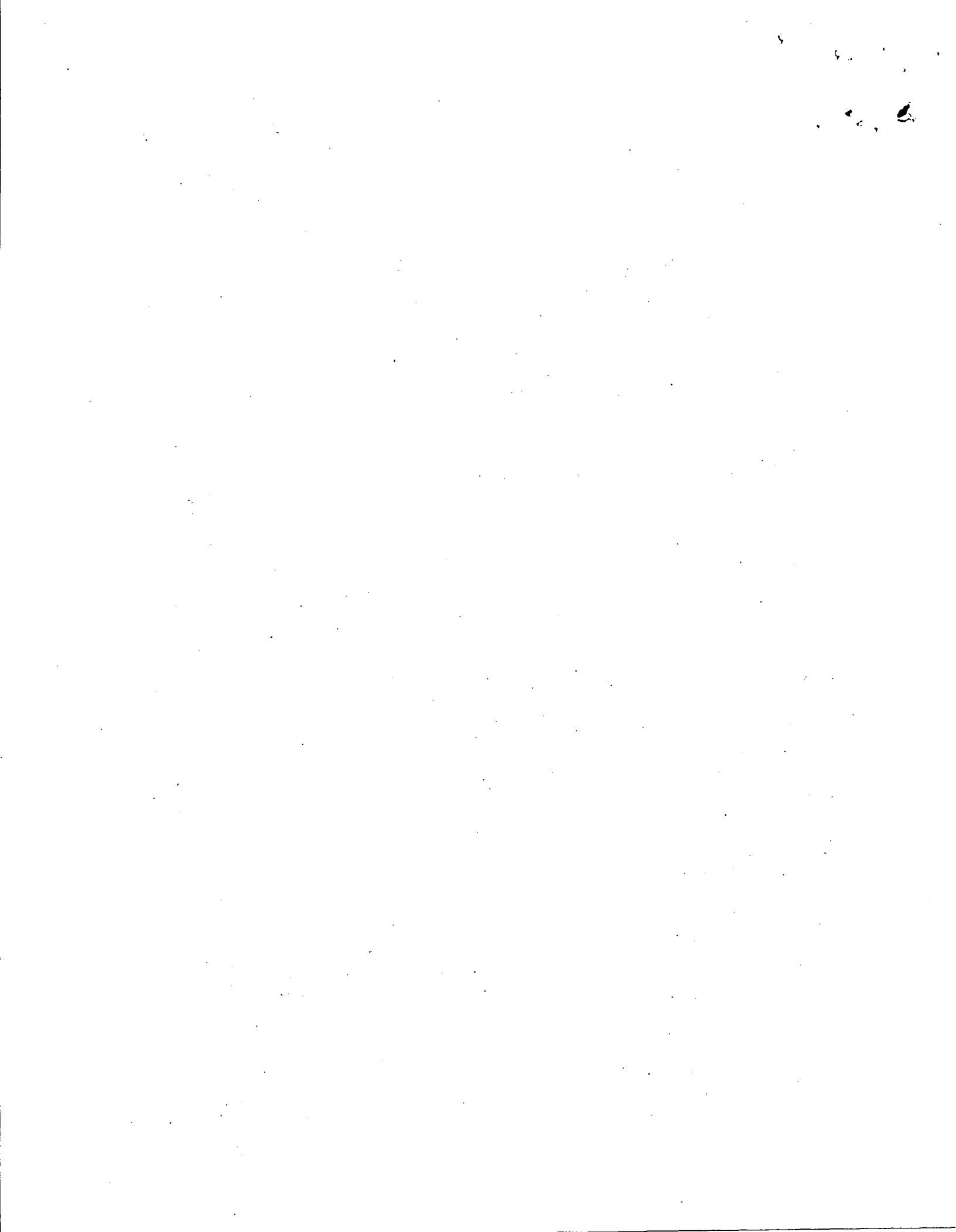
The territory described in the attached exhibit(s) which is in the Residential Office (R-0) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial Review (C-2-R) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 11, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.



SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-032

March 15, 1988
District #6

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

25

APPLICANT	Marcelle Green; 1942 Maryal Drive; Sacramento, CA 95864
OWNER	Marcelle Green; 1942 Maryal Drive; Sacramento, CA 95864
PLANS BY	Chinn & Rusconi Architects; 1107 22nd Street; Sacramento, CA 95816
FILING DATE	12/16/88
ENVIR. DET.	Neg Dec 12/24/87
REPORT BY	DH:vf
ASSESSOR'S-PCL. NO.	040-0031-28, 29

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone of 2.2± vacant acres from Residential-Office (R-0) to General Commercial-Review (C-2-R) zone.
 - C. Plan Review of two retail shop buildings totaling 21,600 sq. ft. on 2.2± acres in the C-2-R zone.

LOCATION: Northeast corner Stockton Boulevard and Fowler Street

PROPOSAL: The applicant is requesting the necessary entitlements to rezone two vacant lots to General Commercial and construct two retail buildings.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial
1986 South Sacramento	
Community Plan Designation:	General Commercial
Existing Zoning of Site:	Residential-Office
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Union Hall; R-0	Front:	50'	135'
South: Retail Center & Vacant; C-2 & R-2A-R	Side(Int):	5'	-0'
East: Vacant; R-0	Side(St.):	5'	16'
West: Bar & Vacant; C-2 & C-2R	Rear:	15'	25'

Parking Required:	Building A 38 Spaces	Building B 48 spaces	Total 86
Parking Provided:	53 Spaces	58 spaces	111

Property Dimensions: 476' x 220'
 Property Area: 2.2± acres

Square Footage of Building: Building A - 9,600± sq. ft.
 Building B - 12,000± sq. ft.

Height of Building: One story, 20 ft.
 Topography: Flat
 Street Improvements & Utilities: To be extended
 Exterior Building Materials: Concrete Block, horizontal wood siding, aluminum storefront.

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Exterior Building Materials: Concrete Block, horizontal wood siding, aluminum storefront. Window system: metal roll-up doors; wood shake canopy.

PROJECT BACKGROUND:

The subject property has had several land use designations changes occur to it. Prior to the adoption of the 1986 South Sacramento Community Plan, the site was zoned General Commercial and designated on the Lindale-Florin Community Plan of 1965 for Commercial Uses. The City Council adopted the 1986 South Sacramento Community Plan and accompanying rezonings on August 19, 1986 (CC Res. 86-653, Ord. 86-081) which designated and rezoned the site to Residential-Office. The property owner's attorney had received public hearing notices regarding the rezoning and plan amendments and neglected to inform the property owner of the pending actions. The owner did not protest the rezoning to R-0 from C-2 due to lack of notice.

The owner did not wish to have the property rezoned. During the City-Wide General Plan update process, the owner contacted staff of the Planning Division to see if the former designation and zoning could be added. The City Council, on January 19, 1988, adopted the 1988 City General Plan (Res. 88-058) which redesignated the subject 2.2± acres to General Commercial and amended the 1986 South Sacramento Community Plan from High Density Residential to General Commercial.

The applicant is now requesting the rezoning of the site to allow construction of two buildings.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant lots located at the northeast corner of Stockton Boulevard and Fowler Street. Surrounding land uses include vacant to the east, a union meeting hall and offices to the north, vacant and commercial uses to the west and a small neighborhood commercial center to the south. The site is zoned Residential Office and requires a zone change in order to allow commercial retail development. The applicant requested General Commercial (C-2) zone. Staff modified the request to add the "R" review suffix should the proposed projects not be built as per the plans submitted.

The adjacent 2.5± acre lot to the east was previously approved for a 483 unit mini-storage facility on December 19, 1985, by the Planning Commission (P85-451). The zoning was C-2 at the time of Commission action. The mini-storage complex has not been constructed and the permit has expired. In the meantime, the 1986 South Sacramento Community Plan redesignated the site and rezoned the site to Residential/Office on August 19, 1986. Therefore, the adjacent property is zoned R-0 and is treated as a residential zone for building setback purposes.

B. Project Description

The applicant proposes to rezone 2.2- vacant acres to allow construction of two retail buildings. Building A is the first phase containing 9,600 sq. ft. of retail space. Building B is the second phase containing 12,000 sq. ft. A tenant has indicated a desire to purchase Parcel 2, Building A, for an electronics appliance store. The owner seeks to restore the C-2 zoning for both parcels for sale as commercial properties. The "R" review requires site plan review of any proposed project.

C. Site Plan and Building Design

1. Only one set of elevations were provided, those for the 9,600 sq. ft. building A. Elevations will be required for Building B for review and approval by the Planning Director or Planning Commission at a later date.
2. The Zoning Ordinance requires a minimum setback of five feet for side yards of commercially zoned property abutting residentially zoned property. The building A location on the north property line requires relocation to observe the minimum five foot setback.
3. Rear yard setbacks for commercial structures in the C-2 zone when abutting residentially zoned property, is 15 ft. a 25 ft. setback is shown. Staff recommends that the 25 ft. rear yards be reduced to 15 ft. and 10 additional feet of landscaping be provided in the parking lot as either wheel stop and landscape area between the two rows of parking or as an addition to the five ft. of landscaping adjacent to the public right-of-way along Stockton Boulevard.
4. The applicant proposes a joint use 35 ft. wide driveway located between lots 1 and 2. Staff recommends that if Parcel 1, Building B, is not improved, that a full driveway to commercial standards be constructed on Parcel 2, Building A as part of the building permit. A barrier or barricade shall be constructed along the south property line or pavement edge of Building A to the satisfaction of the City Planning Director. Purpose of the barricade is to prevent parking or access to an unimproved surface.
5. Fifty-three parking spaces are proposed where 38 spaces are required for Building A. Staff recommends a two ft. vehicle overhang be incorporated into the adjacent planter. No prefabricated wheel stops are to be allowed.
6. Detailed landscaping and irrigation plans were not submitted. Staff recommends evergreen trees along the north property line.

- 7. No trash enclosures are shown. Staff recommends one trash enclosure for each building located and designed to City Trash Enclosure Guidelines.
- 8. The City Traffic Engineer had not commented on the revised site plan at report preparation. Staff recommends that all driveways, curb cuts and street improvements be reviewed and approved to the satisfaction of the City Traffic Engineer and Public Works Department prior to issuance of building permits.
- 9. Two roll-up warehouse doors are proposed for the south elevation of Building A. These doors should be painted the same color as the building since they will be visible off-site until Building B is constructed.
- 10. Since a common driveway serves both lots, staff recommends recordation in the deeds to both parcels reciprocal parking and access easements.
- 11. The north elevation of Building A will be constructed of smooth face concrete block. It is highly visible from Stockton Boulevard and adjacent to the union hall parking area. Staff recommends that this wall be modified to show relief, depth or interest to break-up the image. The applicant shall prepare revised elevations to the satisfaction of the City Design Review Coordinator for the end elevations. Landscaping could be increased to assist in breaking up the monotony of the north elevation by the addition of tall vertical trees.
- 12. Exterior elevations proposed include the use of smooth face concrete block with aluminum store front windows and a canopy with wood shake roof. For fire code purposes, the canopy roof may require fire proof tile shingles rather than wood shake. No details on colors, trim or mix of materials were provided. Staff recommends that the applicant show a mix of materials and colors for trim and accent on revised elevations for review and approval by the City Planning Staff prior to issuance of building permits.
- 13. No detailed lighting program is shown. Staff recommends that any lighting for the building or parking lots be shielded and directed on-site to not reflect off-site.
- 14. No signage program is shown except for two curved monument sign locations along Stockton Boulevard. Staff recommends no pole signs to be allowed on either parcel and one monument sign no higher than 12 ft. allowed for each lot. Location of the monument sign shall observe all visibility requirements from driveways and streets. The signs shall not be closer than 10 ft. to the public right-of-way. Staff recommends a uniform signage program for the center.

D. Agency Comments

The City Engineering, Traffic Engineering and Fire Departments reviewed the project and offer the following comments:

Fire Marshall:

Fire hydrant required within 300 ft. of these buildings. However, if buildings are fire sprinklered, a hydrant will be needed within 50 ft. of the Fire Department connection instead.

City Engineer:

Driveways must be 13 feet from property line. Driveway codes must be followed. Improvement standards must be met.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezoning from Residential-Office (R-0) to General Commercial - Review (C-2-R) zone.
- C. Approve the Plan Review subject to conditions and based upon findings of fact which follow:

Plan Review Conditions

- 1. Applicant shall submit detailed landscaping, irrigation, shading and revised site plan for review and approval of the Planning Director prior to issuance of building permits complying with all conditions.
- 2. Revised elevations for Buildings A and B shall be reviewed and approved by the Planning Director.
- 3. All minimum setbacks shall be complied with regarding the adjacent R-0 zone.
- 4. The rear yard area shall be reduced to 15 ft. and heavily landscaped with evergreen trees on 20 ft. centers.
- 5. A six foot high solid masonry wall is required along the east and north property lines.
- 6. No prefabricated wheel stops are to be allowed.

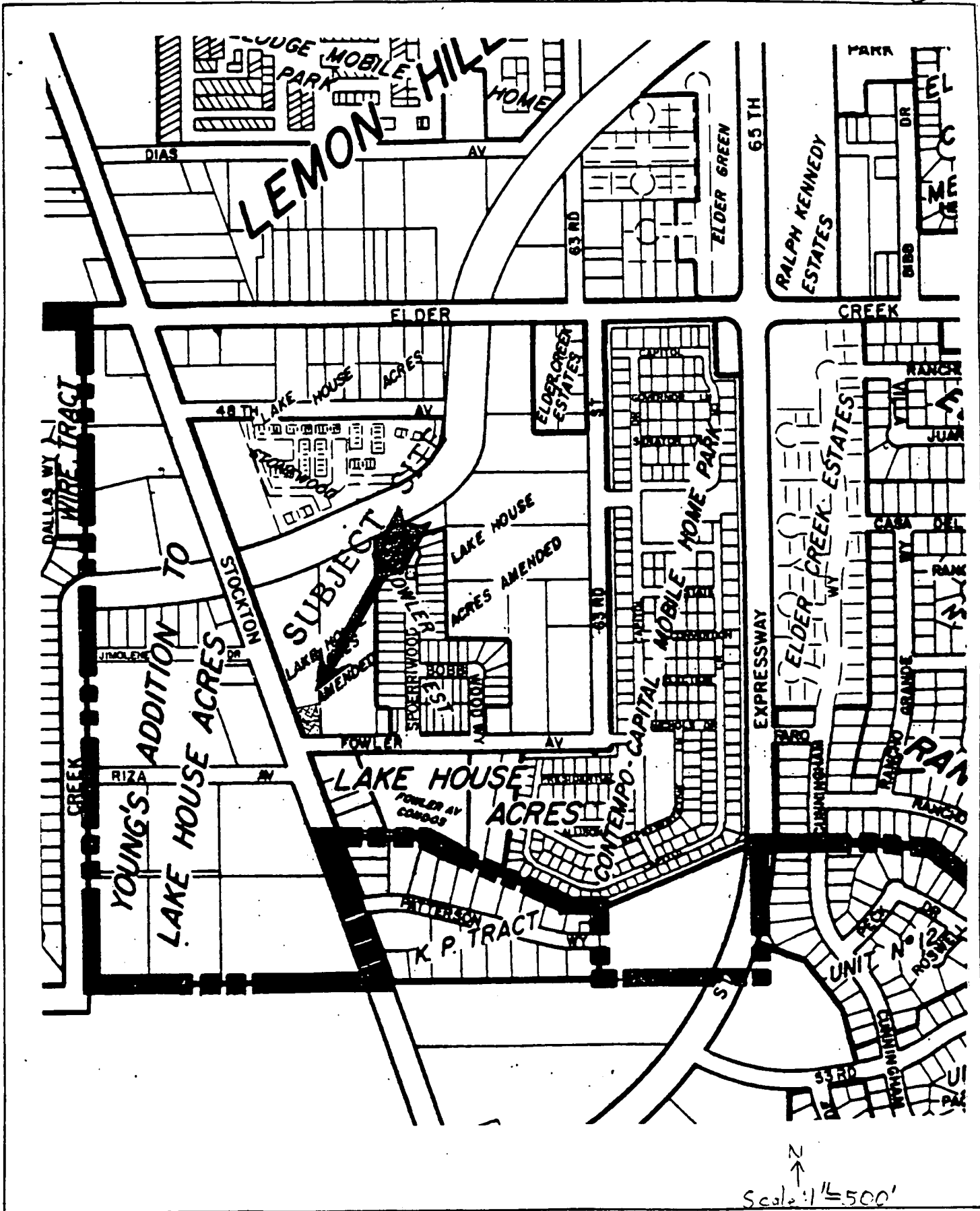
- 7. All parking spaces shall be designed to include two ft. of vehicle overhang into an adjacent planter. The sidewalk adjacent to the building shall be increased in width to allow two ft. of vehicle overhang and adequate pedestrian access.
- 8. If Building A is constructed and Building B is not, the common driveway between Lots 1 and 2 is to be constructed the full 35 ft. in width with barricades to prevent access south onto Lot 1 from Lot 2. Barricade design and placement shall be to the satisfaction of the Planning Director.
- 9. Evergreen trees shall be shown along the north and east property lines, minimum 5 and 15 gallon specimen size for Lot 2, Building A.
- 10. Revised site plan shall show one trash enclosure for each building complying with City Design standards for trash enclosures.
- 11. No outdoor storage of supplies or materials is allowed.
- 12. All driveway locations, curb cuts, street improvements and dimensions shall be reviewed and approved by the City Traffic Engineer and Public Works Department prior to issuance of building permits.
- 13. Roll up doors on the south elevation of Building A shall be painted a color to match the building.
- 14. Applicant shall record reciprocal parking and access easements between Lots 1 and 2 in the deeds of both lots prior to issuance of building permits for Building A.
- 15. The north elevation of Building A shall be modified to provide more relief through color bands, material changes or vertical landscaping.
- 16. The applicant shall revise the elevations to show a mix of materials and colors for trim and accent on revised elevations for the review and approval by the Planning staff prior to issuance of building permits.
- 17. All lighting shall be directed on-site and not reflect off-site.
- 18. No pole signs are to be allowed. One monument type sign no higher than 12 ft. shall be allowed on each lot. Monument signs shall observe the minimum visibility requirements and be set back a minimum of 10 ft. from the public right-of-way.
- 19. Signage for the center shall be uniform in size and color for all tenants. A sign program shall be reviewed and approved by Planning staff prior to issuance of sign permits.

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20. Ground cover shall be living ground cover adjacent to the public right-of-way. No bark or mulch is allowed adjacent to the public street frontage.
21. If Lot 1 is not developed when Lot 2 is built, the site shall be mowed and maintained in a clean weed free and trash free condition. Fencing may be required if security is a risk.

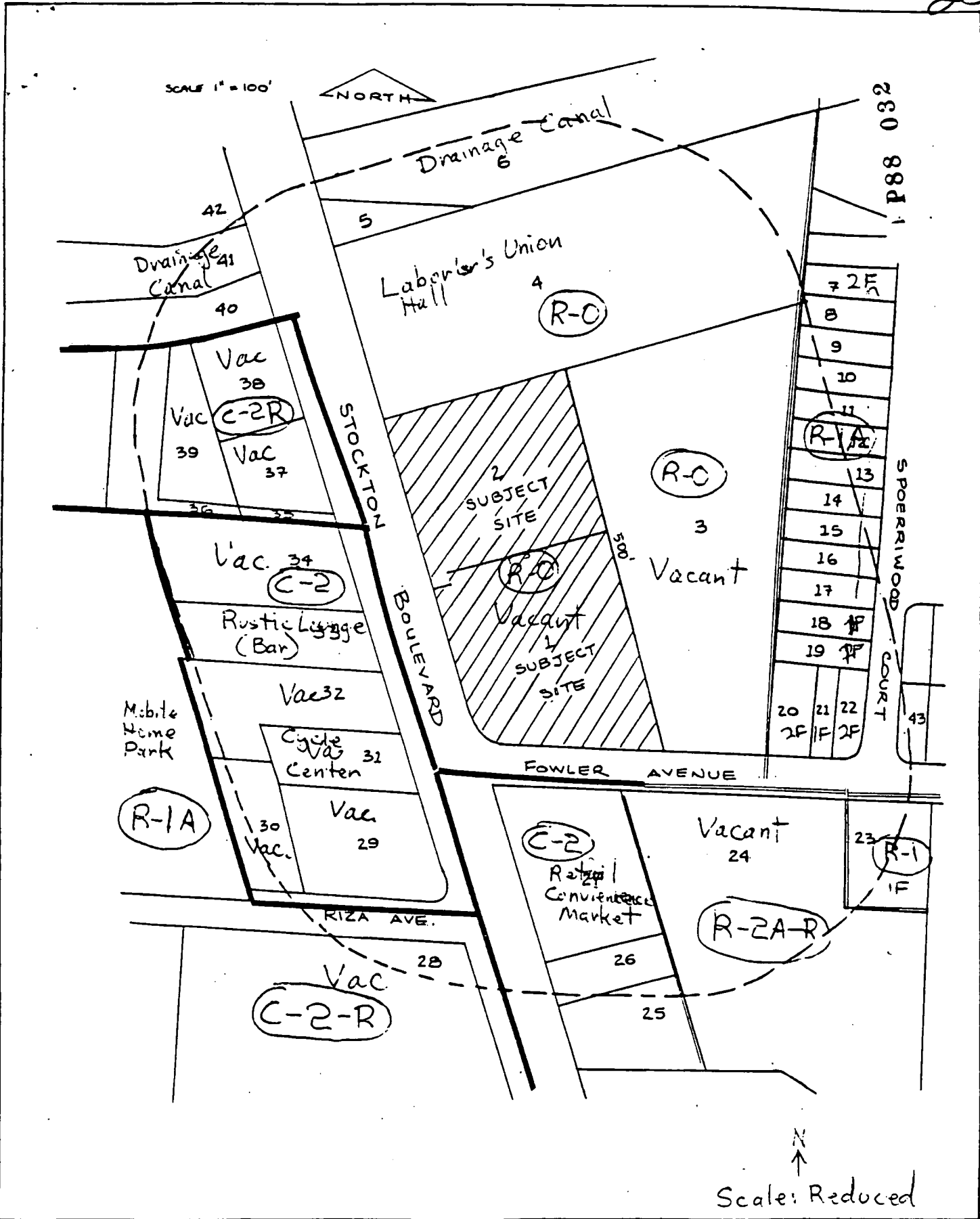
Findings - Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that adequate parking landscaping and building design will be compatible with the adjacent commercial and office uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that adequate sound walls, parking, landscaping and building design have been provided.
3. The project is consistent with the General Plan and 1986 South Sacramento Community Plan in that these plans designate the site for Community/Neighborhood Commercial and General Commercial respectively.



VICINITY MAP

SCALE 1" = 100'



Scale: Reduced

LAND USE & ZONING MAP

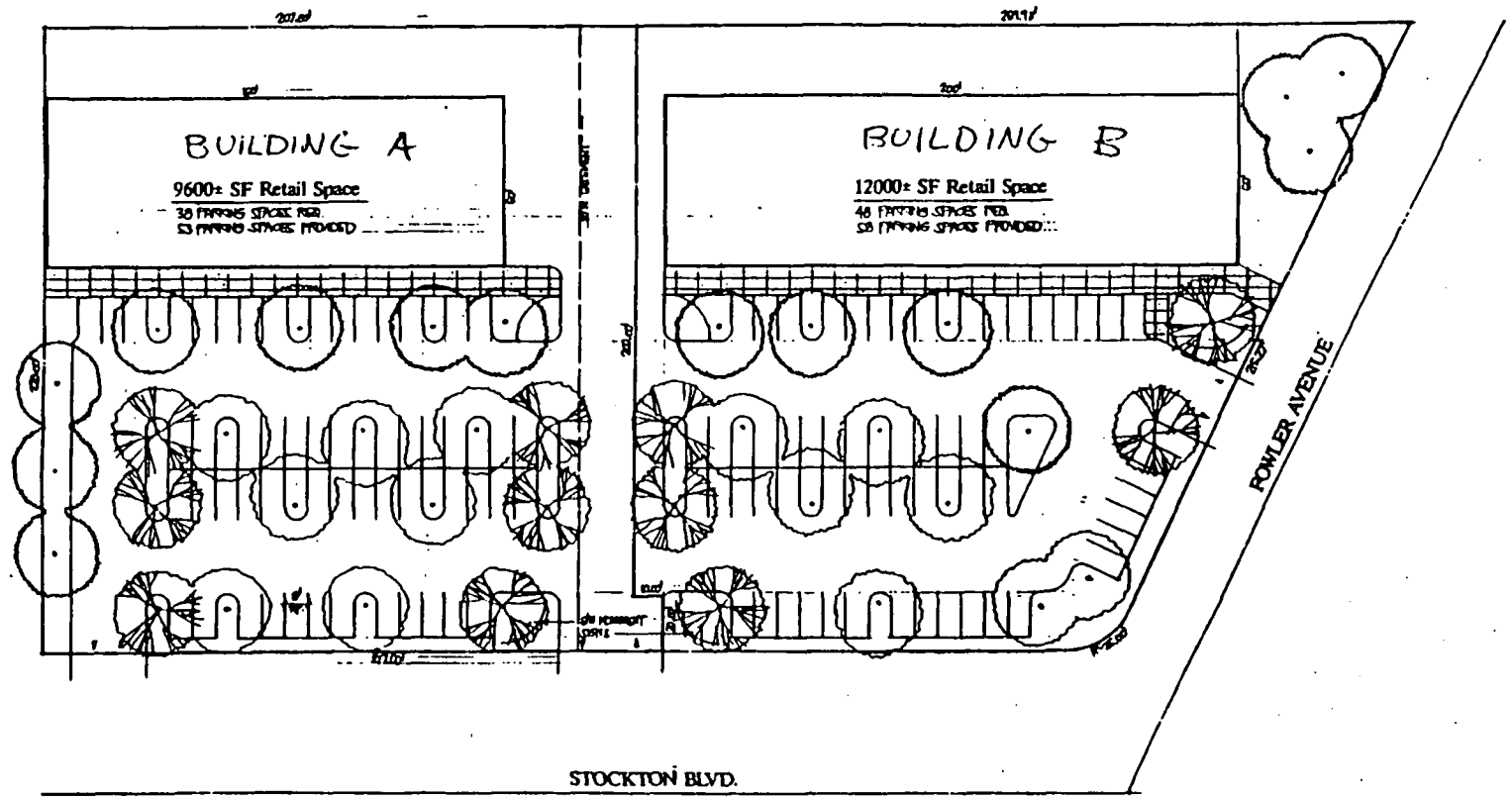
P-98-032

2-11-98 14

item 6

EXHIBIT A

SITE PLAN



PRELIMINARY SITE PLAN
SCALE: 1" = 20' @

North
←

CHINN - BUSCOMB
ARCHITECTS
1107 27th Street
Sacramento, CA 95818
916-448-9131

STOCKTON BLVD. RETAIL CENTER
SACRAMENTO, CA
APN 040-0031-28/29

P-88-032

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Item 4

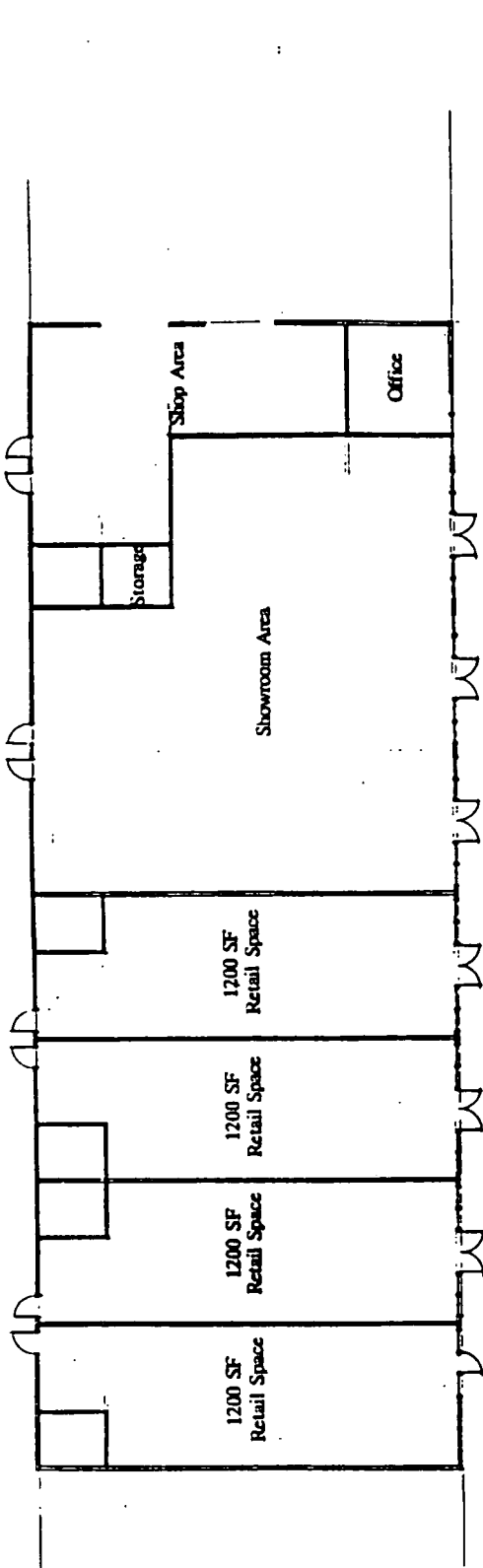
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STOCKTON BLVD RETAIL CENTER
SACRAMENTO, CA
APN 040-0031-28/29

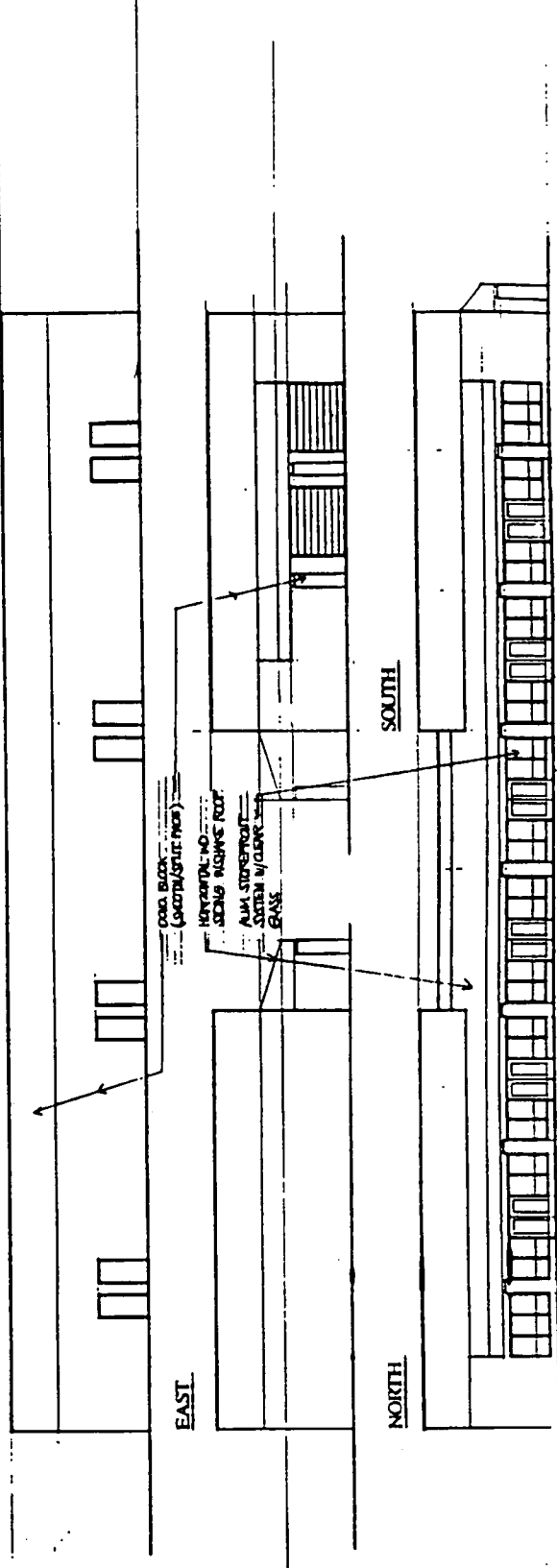
WINN-BUSCONI
ARCHITECTS
1107 21st Street
Sacramento, CA 95811
(916) 442-9711

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EXHIBIT B FLOOR PLAN



SCHEMATIC FLOOR PLAN



P-88-032

2-11-88 16

item 6

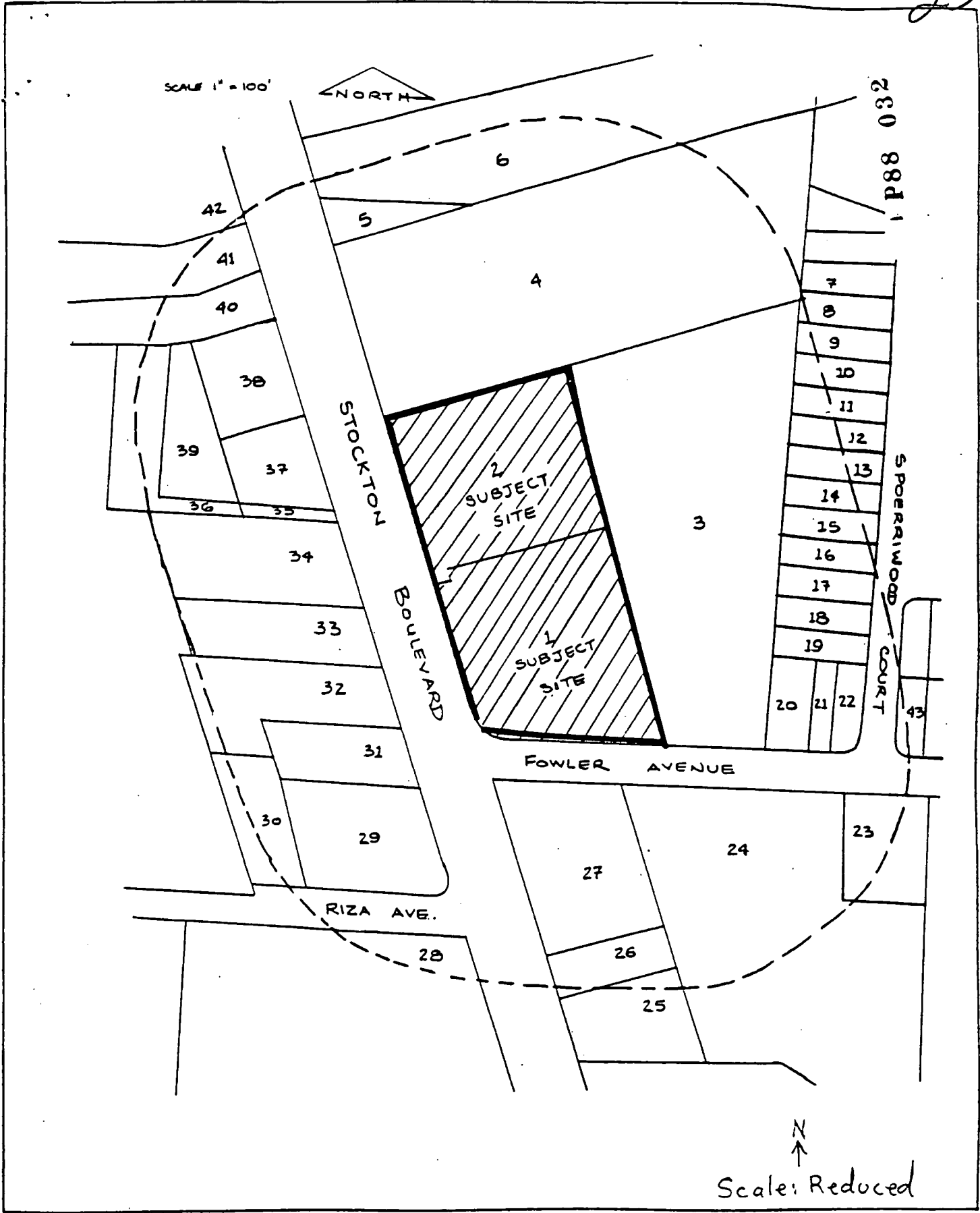


EXHIBIT C REZONE EXHIBIT

P-98-032

2-11-88¹⁷

item 6

LEGAL DESCRIPTION

APN 040-0031-28 and 040-0031-29

Parcels 1 and 2 as said parcels are shown and so designated upon that certain "Parcel Map Parcel 2 of Parcel Map Book 42, Pg. 17", filed in the office of the Recorder of Sacramento County, on September 2, 1982, in Book 72 of Parcel Maps; at page 20.

P88 032

P-88-032

2-11-88 18

item 6



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAR 10 3 31 PM '88

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 8, 1988

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 3-22-88

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: P88-032 *Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the northeast corner of Stockton Boulevard and Fowler Street from the Residential Office (R-O) zone and placing the same in the General Commercial Review (C-2-R) zone. (APN: 040-0031-028, 029)*

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to March 22, 1988.

Respectfully submitted,

Michael Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

P88-032
attachments

March 15, 1988
District No. 6

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the northeast corner of Stockton Blvd. & Fowler Street FROM THE Residential Office (R-0)

ZONE(S) AND PLACING
THE SAME IN THE General Commercial Review
(C-2-R) ZONE(S)
(FILE NO. P 88-032) (APN: 040-0031-028,029)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Residential Office (R-0) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial Review (C-2-R) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 11, 1988 on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of ~~the~~ property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P88-032

March 15, 1988
District #6

LEGAL DESCRIPTION

APN 040-0031-28 and 040-0031-29

Parcels 1 and 2 as said parcels are shown and so designated upon that certain "Parcel Map Parcel 2 of Parcel Map Book 42, Pg. 17", filed in the office of the Recorder of Sacramento County, on September 2, 1982, in Book 72 of Parcel Maps, at page 20.

P88 032



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

March 29, 1988

916-449-5426

Marcelle Green
1942 Marial Drive
Sacramento, CA 95864

Dear Mr. Green:

On March 22, 1988, the Sacramento City Council took the following action(s) for property located on the northeast corner of Stockton Boulevard and Fowler Street (P-88032):

Adopted Ordinance 88-015 to rezone 2.2± acres from Residential Office (R-0) to General Commercial Review (C-2-R) in order to develop a retail structure for property located on the northeast corner of Stockton Boulevard and Fowler Street.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/rr/25

Enclosure

cc: Art Gee, Planning Department

