



# CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

December 29, 1983

City Council  
Sacramento, California

Honorable Members in Session:

APPROVED  
BY THE CITY COUNCIL

JAN 10 1984

OFFICE OF THE  
CITY CLERK

SUBJECT: 1. Environmental Determination  
2. General Plan Amendment from Residential to Commercial and Offices  
3. Community Plan Amendment from Multiple Family Residential to Shopping/Commercial (P83-352) (APN: 226-331-20 and 21)

LOCATION: 2660 Albatross Way

## SUMMARY

The applicant is requesting the necessary entitlements to construct a 11,000+ square foot commercial building addition to an existing 20,000+ square foot building in the General Commercial (C-2) zone. The Planning Commission and staff recommend approval of the requests subject to conditions. The Planning Commission also approved three Variances related to the proposed structure, parking, and landscaping requirements.

## BACKGROUND INFORMATION

The subject site is a triangular-shaped parcel located in the General Commercial (C-2) zone. The 1964 Arden-Arcade Community Plan as well as the General Plan designate the site for residential uses. Staff has no objection to the proposed amendment in that the site is currently zoned for commercial use and is located in close proximity to Business Route 80.

Several neighbors who appeared at the Commission hearing were concerned about potential drainage problems as well as the destruction of a common fence relative to this project. The Planning Commission required additional conditions to address these concerns.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

## VOTE OF THE PLANNING COMMISSION

On December 1, 1983, the Planning Commission, by a vote of eight ayes and one abstention, recommended approval of these requests.



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City Council

-2-

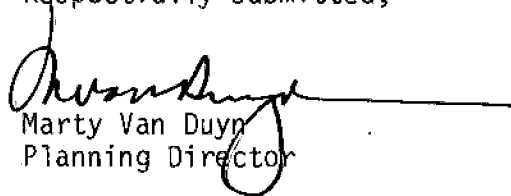
December 29, 1983

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. By adopting the attached General Plan and Community Plan Amendment Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

TM:lao  
attachments  
P83-352

January 10, 1984  
District No.3

21

**RESOLUTION No. 84-026**

**Adopted by The Sacramento City Council on date of**

RESOLUTION AMENDING THE ARDEN-ARCADE COMMUNITY PLAN FROM MULTIPLE FAMILY RESIDENTIAL TO SHOPPING/COMMERCIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL-OFFICE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT B (APN: 226-331-20 AND 21) (P83-352)

WHEREAS, the City Council conducted a public hearing on January 10, 1984 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for commercial development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit B in the City of Sacramento is hereby designated on the Arden-Arcade Community Plan as Shopping/Commercial and the 1974 General Plan as Commercial-Office.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P83-352

**APPROVED**  
BY THE CITY COUNCIL

JAN 10 1984

OFFICE OF THE  
CITY CLERK

NEW LEGAL DESCRIPTION

All that land situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

All that portion of Lot 2, in Block G, as shown on the "Plat of Addition No. 4 North Sacramento, Calif.", recorded in the records of the Sacramento County Recorder's Office in Book 11 of Maps, Map No. 38, lying Southeasterly of a line described as follows:

BEGINNING at the Northeast corner of said Lot 2; thence, South 64 degrees 14 minutes 30 seconds West 86.70 feet; thence South 41 degrees 06 minutes 30 seconds West 261.41 feet to the South line of the North 235.00 feet of said Lot 2; thence along said South line South 89 degrees 55 minutes East 6.63 feet; thence South 34 degrees 11 minutes 47 seconds West 78.50 feet to the South line of Lot 2.

Legal OK  
M A Humway  
10-21-83

P 83352

~~P 83353~~



STAFF REPORT AMENDED 12-1-83  
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Gene Porter, Inc., 800 Howe Avenue, #360, Sacramento, CA 95825		
OWNER	A. L. Morris, Jr., 2660 Albatross Way, Sacramento, CA 95815		
PLANS BY	Gene Porter, Inc., 800 Howe Avenue, #360, Sacramento, CA 95825		
FILING DATE	10-21-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	11-21-83	EIR	ASSESSOR'S PCL. NO. 266-331-20,21

- APPLICATION:
1. Environmental Determination
  2. General Plan Amendment from residential to commercial and offices
  3. Arden/Arcade Community Plan Amendment from multi-family residential to shopping/commercial.
  4. Variance to locate a portion of the required parking and planter area off site within the City right-of-way in conjunction with an 11,000± sq. ft. expansion of an existing commercial structure.
  5. Variance to waive required six-foot masonry wall adjacent to residential use/zone.
  6. Variance to encroach three feet into the required five-foot side yard setback.
  7. Lot Line Merger to combine two existing parcels consisting of 1.2± ac. with commercial structure in the General Commercial (C-2) zone.

LOCATION: 2660 Albatross Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 10,800 square foot commercial building addition to an existing commercial operation.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Arden/Arcade Community  
Plan Designation: Multi-family Residential  
Existing Zoning: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Residential, Freeway; R-2A  
South: Vacant, Commercial; C-2-R  
East: Single Family; R-2A  
West: Single Family, Multi-Family, Freeway; R-2A

Parking Required: 36 spaces  
Parking Provided: 36 spaces  
Ratio Required: 1:1,000 s.p. warehouse; 1:400 office  
Ratio Provided: 1:1,000 s.p. warehouse; 1:400 office  
Property Dimensions: Irregular  
Property Area: 50,564 square feet  
Square Footage of Building: 18,349  
Square Footage of Addition: 10,827  
Height of Structure: 21 feet  
Topography: Flat  
Street Improvements: To be provided  
Utilities: Existing

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STAFF EVALUATION: The staff has the following comments and concerns:

1. The subject property is a triangular-shaped 1± acre site in the General Commercial (C-2) zone. The existing 18,349 square foot structures have been built in several stages - most of which have crossed the existing property line.

The existing structures contain: retail-1,440 square feet; office, research, records storage-4,032 square feet; retail/storage-6,498 square feet; wholesale/distributing-6,379 square feet, for a total of 18,349 square feet. The proposed addition would be warehouse-8,827 square feet and office-2,000 square feet, for a total addition of 10,827 square feet. This addition will be for lease purposes only.

2. The General Plan and Community Plan Amendments from residential to commercial will bring the property into conformance with the existing use. The site was zoned C-2 prior to annexation to the City in 1964. At annexation it was zoned R-2A and was later rezoned to C-2 (1966) for retail store use.
3. The proposed plans were circulated to Engineering, Traffic Engineering and Real Estate. The following comments were received:
  - a. Engineering: Access and utility easements for sewer, water and drainage shall be provided. A study is required and extensions of services may be necessary. A new legal description is required.
  - b. Traffic Engineering: A revised parking, planting plan shall be prepared to Traffic Engineer's satisfaction.
4. The Lot Line Merger would combine the two parcels which have had structures built across the common line at various times. At the request of the applicant, the County Assessor merged the property for tax purposes in 1980; however, the properties never were property merged by the Commission. This merger will provide a legally merged property.
5. A variance to locate some of the required parking, maneuvering and planters in the City right-of-way would permit expansion of existing parking area and allow required parking to be created.

The parking/maneuvering and planters will have to be redesigned to accommodate the requirements of City Traffic Engineering. This may include reduction of the number of parking spaces and/or building size. The lot must be designed to provide adequate parking as well as adequate circulation and 50 percent shading. The applicant should note that parallel parking spaces are not allowed by the City.

The revised landscaping, irrigation and shading plans should be approved prior to issuance of building permits. Since the Public Works Department does not plan to expand or improve the street right-of-way, staff has no objection to locate a portion of the planting, parking and maneuvering area in the City right-of-way.



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6. The Zoning Ordinance requires a five-foot side yard setback for a C-2 zoned property if the side yard of the commercial property abuts the side yard of a residentially zoned property. The subject property abuts the side yard of a residentially zoned property (R-2A); therefore, a five-foot setback is required. The applicant, however, proposes to line up the addition with the existing structure which is set back two feet from the property line. Staff has no objection to the side yard reduction in that the five yard setback would create a maintenance problem, and shifting the structure closer to the property would eliminate the construction of a required six-foot high wall. The structure would substitute as a wall.
7. The Zoning Ordinance requires a six-foot masonry wall adjacent to residential use/zones. The property to the east has a single family dwelling. Along the easterly property line, the existing and proposed buildings would be approximately two feet from the property line and could act as a wall. The proposed structure shows no windows on the east side. Staff has no objections to granting the variance for the building portion only in that the structure is a substitute for the required wall.

Staff, however, believes that the six-foot masonry wall should be placed along the easterly property line; north from the proposed building addition to Glenrose Street except for the 25-foot residential setback which should be only three feet in height. It should be noted that the six-foot height is measured from the finished grade of the subject site. The subject site has been increased in height by approximately three feet; therefore, the required wall must be engineered to the satisfaction of the Building Inspection Division. This wall will act as a noise and safety barrier to adjacent property.

8. An existing pole sign (M and M Performance) is located in a proposed parking stall (#16). This sign will have to be removed prior to issuance of building permit. Any new signage should conform to present sign standards. Staff should review a proposed signage program prior to issuance of sign permits. In addition, two large billboards exist on the site and should be removed in order to comply with current sign regulations.
9. The adjacent property owner to the east has expressed concerns as to drainage onto her property resulting from recent fill which raised the subject site by approximately three feet. Also, the applicant has indicated a possible discrepancy up to two feet of the easterly property line. This may include large trees and the residential driveway. The property line discrepancy should be resolved between the two property owners. The possible drainage problem should be resolved by the drainage plan as required by Public Works and the installation of the wall.
10. The applicant states that the use of the expansion will only be for permitted uses in the C-2 zone. That limits the use to sale of commodities or performance of services, including repair facilities, small wholesale stores or distribution and limited processing and packaging.

It should be noted that the existing wholesale distributor exceeds the 6,400 square foot ceiling as allowed by the Zoning Ordinance. The Commission, however, approved an addition which exceeded the 6,400 square foot ceiling in 1976. The applicant should be aware that the 10,000± square foot addition will not allow a wholesale distributor business.

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STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the amendments of the General Plan from residential to commercial and offices;
3. Approval of the amendment of the Arden/Arcade Community Plan from multi-family residential to shopping/commercial;
4. Approval of a Variance to locate a portion of the required parking and planters off site in the City right-of-way, subject to conditions and based on Findings of Fact which follow;
5. Approval of a Variance to encroach three feet into the required five-foot side yard setback, subject to conditions and based on Findings of Fact which follow;
6. Approval of a Variance to waive a postion of the required six-foot masonry wall adjacent to residential use/zone, subject to conditions and based on Findings of Fact which follow;
7. Approval of the Lot Line Merger by adopting the attached resolution.

\*Conditions - Variances

- a. A revised parking, landscaping/irrigation/shading plan shall be prepared for the review and approval of Traffic Engineering and Planning prior to issuance of building permit;
- b. A six-foot masonry wall shall be provided from the northeast corner of the proposed building, along the easterly property boundary, north to Glenrose, except that the first 25 feet from Glenrose shall only be three feet high; *Wall shall be located so that existing trees are retained (added by CPC)*
- c. The total wall shall be engineered to the satisfaction of the City Building Division;
- d. The existing pole sign (M and M Performance) shall be removed prior to approval of final inspection of structure. Any new signage shall conform to present sign standards. A signage program shall be submitted to Planning staff for review and approval prior to issuance of sign permits;
- e. Two large billboards shall be removed prior to issuance of building permit.  
*\*see page 5*

Findings of Fact - Variances

- a. These variances as conditioned would not be a special privilege extended to one individual property owner. The same variances would be appropriate for any property owner facing similar circumstances in that:
  - 1) the site is in an area without street/drainage improvements;
  - 2) with modification, the proposed encroachment into the City right-of-way will not affect future street improvements;
  - 3) the proposed structure will provide a wall whereby providing a noise barrier.
- b. The proposed project is not considered a use variance in that retail, office and limited wholesale stores are permitted uses in the General Commercial (C-2) zone.

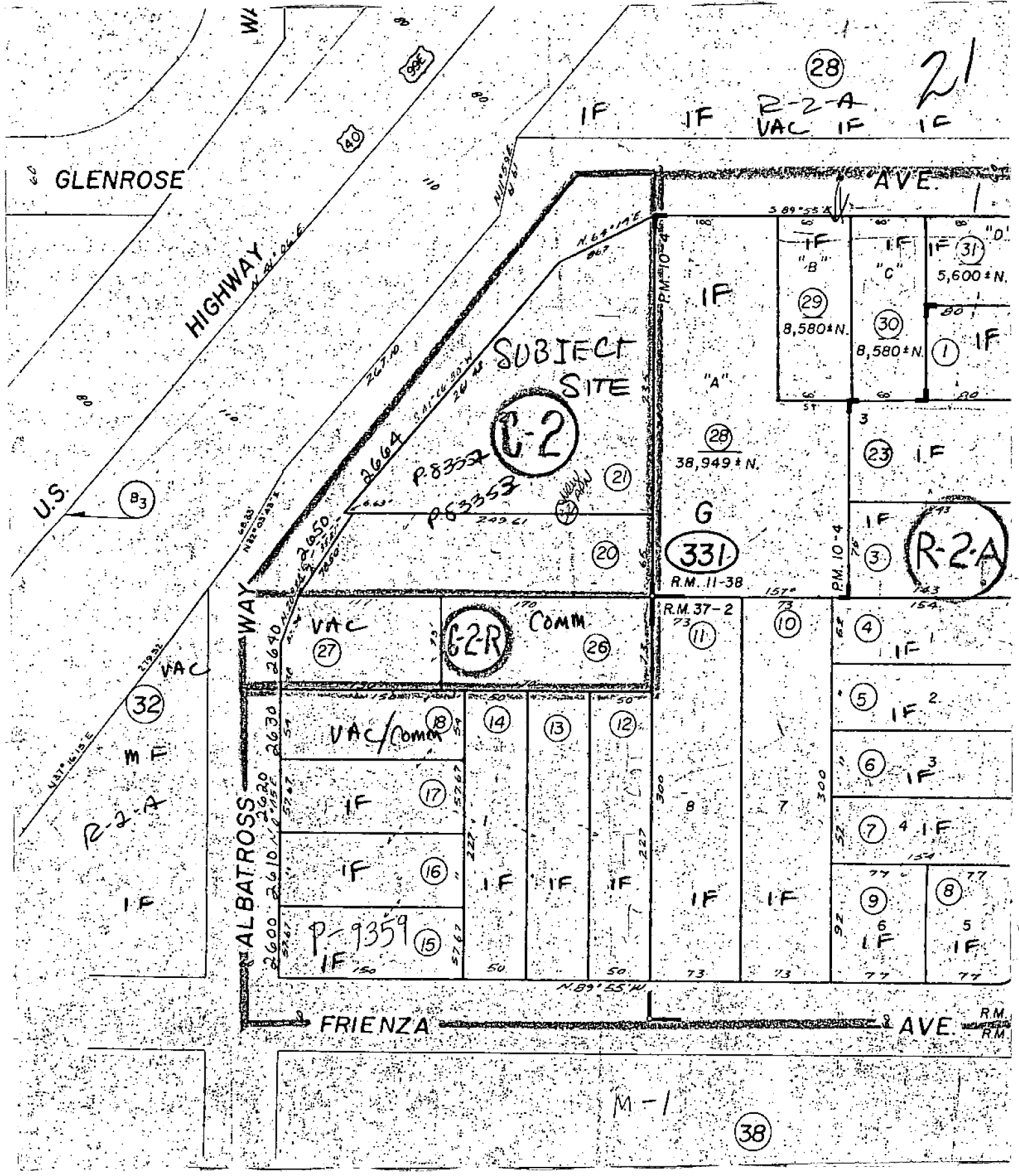
1. The first part of the document is a list of names and addresses of the members of the committee. The names are listed in alphabetical order. The addresses are listed in the same order as the names.

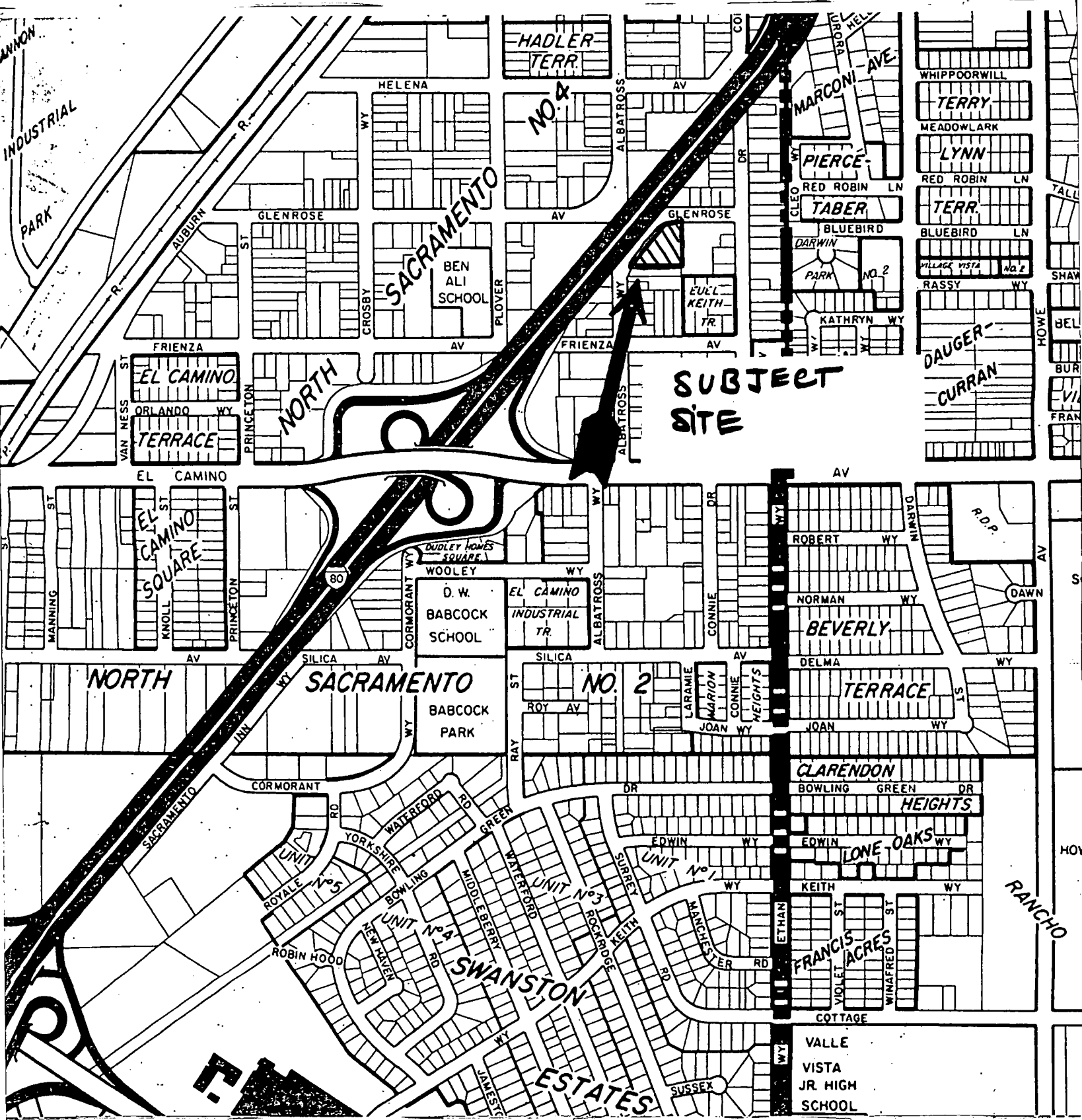
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- c. These variances as conditioned will not be injurious to the public welfare nor to property in the vicinity in that:
  - 1) the project will provide a masonry wall for noise and safety barrier and retain a minimum five-foot planter adjacent to that masonry wall;
  - 2) a drainage plan will be reviewed and approved by the City Engineer prior to issuance of building permit;
  - 3) adequate landscaping will be provided to screen the parking areas;
  - 4) adequate on-site parking shall be provided to reduce an on-street parking congestion.
  
- d. The project, as conditioned will be in conformance with the 1974 General Plan and the Arden/Arcade Community Plan in that the plans are being amended to conform to the present usage.

CONDITIONS ADDED BY CPC

- f. *The applicant shall prepare a drainage plan for the subject site and adjacent area for review and approval of the Public Works Director. Said plan shall be approved prior to issuance of building permits.*
  
- g. *The applicant shall replace the existing neighbor's fence along the easterly property line. Design and location of the fence shall be approved by the Planning Director.*



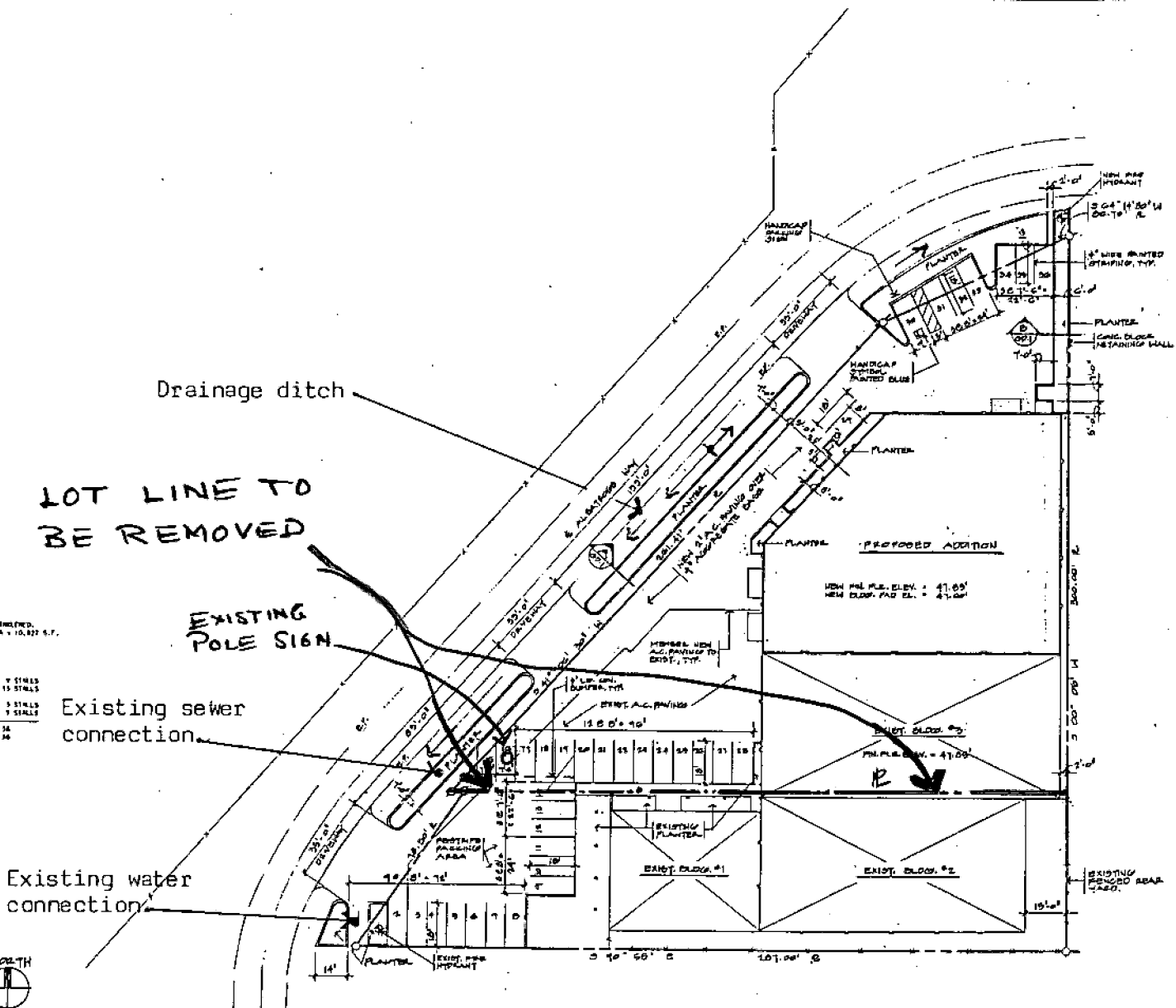
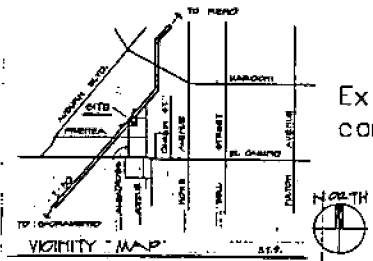


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SHEET INDEX	
SYM.	TITLE
<b>ARCHITECTURAL</b>	
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	ROOF PLAN
A5	DETAILS
<b>STRUCTURAL</b>	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	TILT-UP PANEL ELEVATIONS
S4	WALL SECTIONS
S5	SECTIONS & DETAILS
S6	SECTIONS & DETAILS
<b>PLUMBING</b>	
P1	PLUMBING PLAN
<b>ELECTRICAL</b>	
E1	LIGHT FIXTURE LAYOUT
E2	SCHEDULES & DIAGRAM
<b>SITE DEVELOPMENT</b>	
T1	EXISTING TYP.
GD1	GRADING & DRAINAGE
<b>LANDSCAPE</b>	
LI	LANDSCAPE/IRRIGATION PLAN

- BUILDING SUMMARY**
- NEW BUILDING IS A "B-2" OCCUPANCY.
  - EXISTING BUILDING IS SPRINKLED.
  - NO STAIR IMPROVEMENTS TO BE MADE AT THIS TIME DUE TO LACK OF DEVELOPED UNDERGROUND DRAINAGE SYSTEM IN AREA.
  - EXISTING "C-2"
  - ZONE 311
  - NEW BUILDING SHALL BE SPRINKLED.
  - NEW BUILDING ADDITION AREA = 10,827 S.F.
- PARKING REQUIREMENTS**
- EXISTING OFFICE AREA = 3,436 S.F. = 1 STALL/100 S.F. = 4 STALLS
  - EXISTING STORAGE AREA = 12,678 S.F. = 1 STALL/100 S.F. = 13 STALLS
  - NEW OFFICE/PURCHASE AREA = 10,827 S.F. = 1 STALL/100 S.F. = 11 STALLS
  - OFFICE AREA = 2,000 S.F. = 1 STALL/100 S.F. = 2 STALLS
  - STORAGE AREA = 8,827 S.F. = 1 STALL/100 S.F. = 9 STALLS
- TOTAL STALLS REQUIRED = 36  
TOTAL STALLS PROVIDED = 36



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**SITE PLAN**

BUILDING SHELL ONLY  
NON-CONDITIONED BUILDING

1" = 20'-0"

Copyright © 1983 Gene S. Porter, Inc.

DATE	12/1/83
SCALE	AS SHOWN
PROJECT NO.	83-352
DATE	12/1/83
PROJECT NO.	83-352
DATE	12/1/83
PROJECT NO.	83-352

**GENE S. PORTER, INC.**  
ENGINEERING & ARCHITECTURE  
2266 ALBERTA WAY  
SACRAMENTO, CA

**COMMERCIAL ADDITION**  
MR. AL MORRIS, JR.  
2266 ALBERTA WAY  
SACRAMENTO, CA  
SITE PLAN

EXHIBIT

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INSTALLATION (CONCRETE AND STEEL) (CONCRETE IN 90 PSI)

ITEM	QTY	UNIT	AMOUNT	REMARKS
1. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
2. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
3. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
4. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
5. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
6. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
7. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
8. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
9. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
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11. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
12. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
13. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
14. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
15. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
16. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
17. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
18. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
19. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
20. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
21. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
22. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
23. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
24. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
25. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
26. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
27. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
28. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
29. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO
30. 12" DIA. 10' LONG	1	DM	1.43 DM	4.4 HO

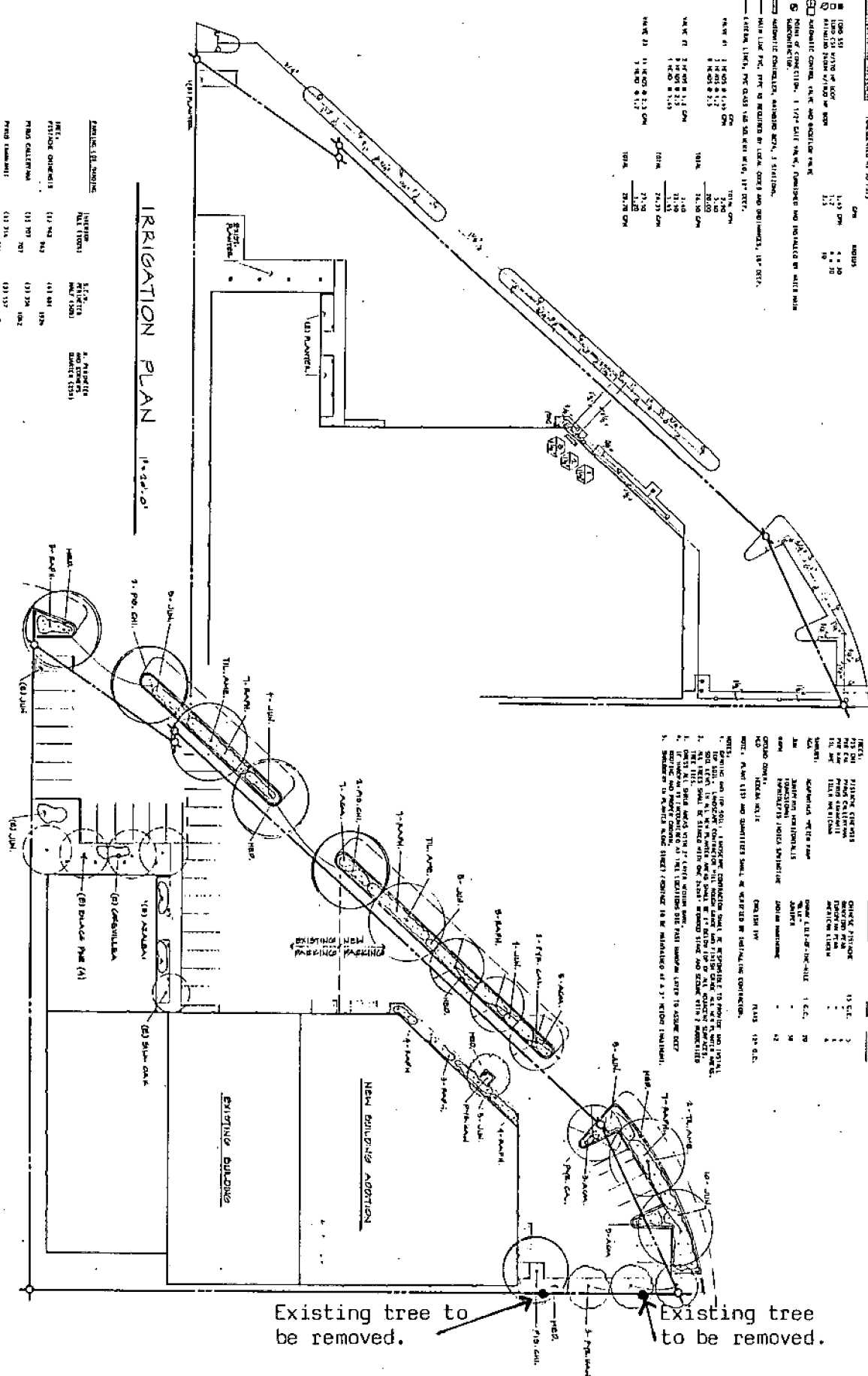
PLANTING LIST (CONTINUED)

PLANTING LIST	PLANTING LIST	PLANTING LIST	PLANTING LIST	PLANTING LIST
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LANDSCAPE PLAN

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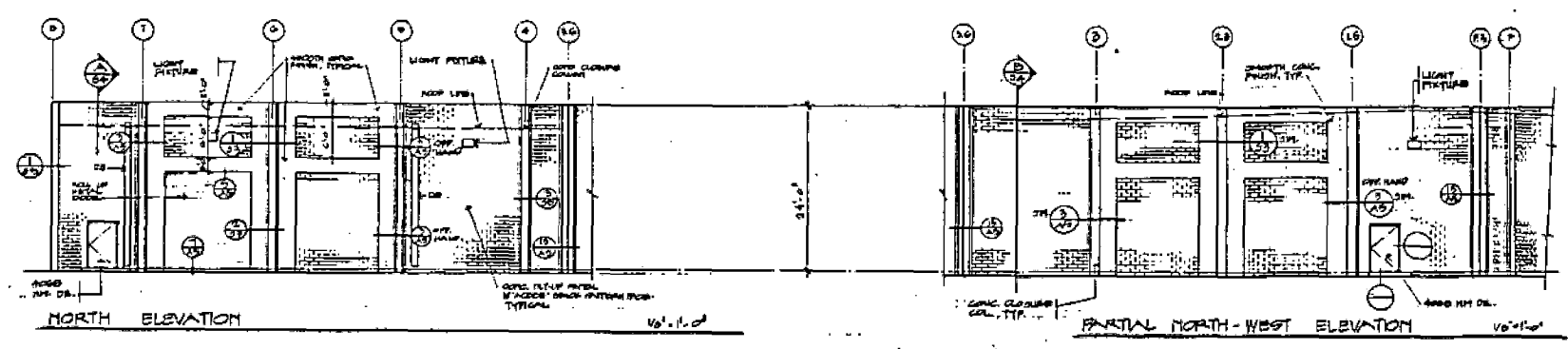
Existing tree to be removed.

Existing tree to be removed.

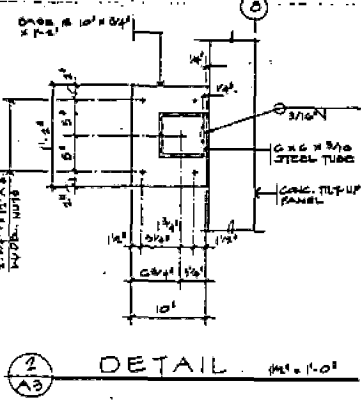
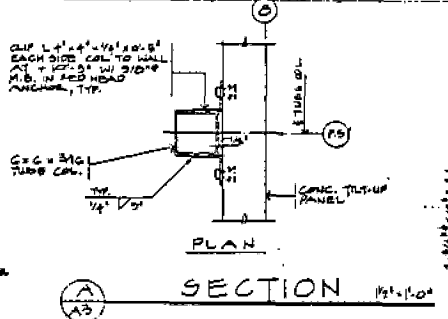
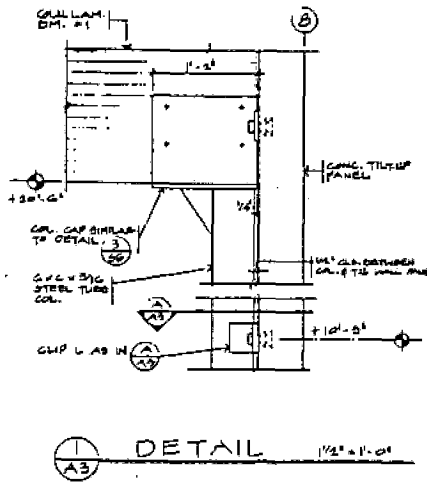
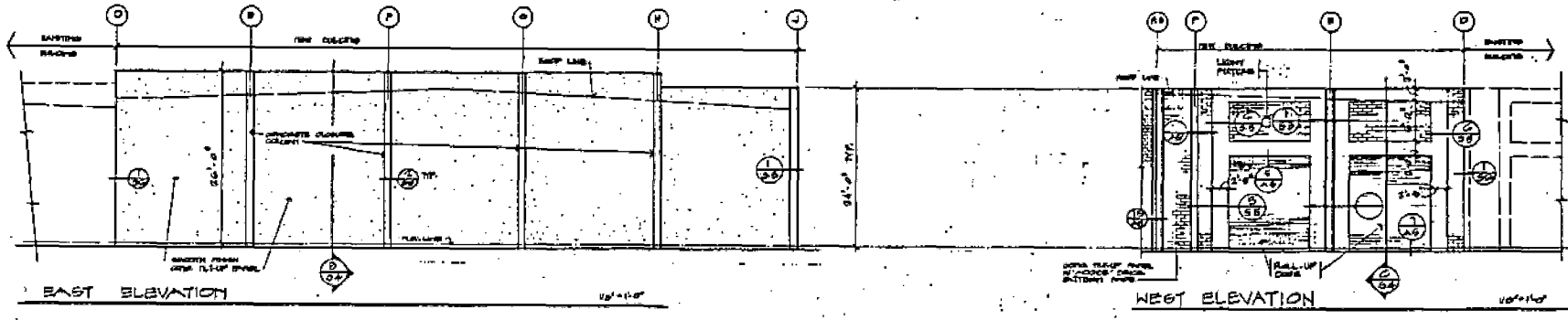
<p>1 2</p>	<p>A COMMERCIAL ADDITION MR. AL MORRIS, JR. 2666 ALBATROSS WAY SACRAMENTO, CA</p>	<p>GENE S. PORTER, INC. ENGINEERING &amp; ARCHITECTURE 100 HOWLAND, SUITE 300 SACRAMENTO, CA 95811 916-927-2118 916-927-2119</p>	<p>GENE S. PORTER, CIVIL ENGINEER WILLIAM J. ADLER, ARCHITECT</p>
	<p>LANDSCAPE &amp; IRRIGATION PLANS</p>		



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REVISION	BY
GENE S. PORTER, INC.	
ENGINEERING & ARCHITECTURE	
300 HENNE AVE. SUITE 300 SACRAMENTO, CA 95833	
TEL: 916/442-8888 FAX: 916/442-8889	
WWW: WWW.GSP.COM	
A SUPPLEMENTAL ADDITION	
MR. A.L. HOFFERLE, JR.	
SACRAMENTO, CALIF.	
DATE: 01-11-83	
DRAWN: JLD	
CHECKED: JLD	
DATE: 01-11-83	
DATE: 01-11-83	
DATE: 01-11-83	

