

CITY PLANNING COMMISSION

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

APPLICANT	Bert Clemons, 126 Danville Way, Sac., CA 95838				
OWNER	Trevor Stevenson, 411 Dunbarton Circle, Sac., CA 95825				
PLANS BY	Kent Burrow, 924 - 24th St., Sac., CA 95816				
FILING DATE	7/13/88	ENVIR. DET.	Neg Dec 8/9/88	REPORT BY	PH: pe
ASSESSOR'S PCL. NO.	265-0384-011				

- APPLICATION:**
- A. Negative Declaration
 - B. General Plan Amendment for 0.6+ vacant acres from Low Density Residential to Community/Neighborhood Commercial and Office.
 - C. Community Plan Amendment for 0.6+ vacant acres from Residential 7-15 du/na to Retail - General Commercial
 - D. Rezone 0.6+ vacant acres from Residential - Office (R-0) to Neighborhood Commercial (C-1) zone.
 - E. Abandonment of an unused portion of Academy Way at the intersection of Del Paso Boulevard and Marconi Avenue.

LOCATION: Intersection of Del Paso Boulevard, Marconi Avenue and Academy Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 6,000+ sq. ft. retail commercial building.

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/na
1984 North Sacramento Community Plan Designation:	Residential 7-15 du/na
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; Medical Office; R-1	Front:	7-1/2'	25'
South: Single Family Residential; R-1	Side(Int):	7-1/2'	8'
East: Single Family Residential; R-1	Side(St):	5'	50'
West: Single Family Residential; Office; R-1	Rear:	15'	15'

Parking Required:	24
Parking Provided:	29
Property Dimensions:	Irregular
Property Area:	0.6+ acres
Square Footage of Building:	6,000
Height of Building:	17± ft.

2362

APPLC. NO. P88-300 MEETING DATE September 8, 1988 ITEM NO. 16

Utilities: Existing
Exterior Building Materials: Plaster, Aluminum store front
Roof Material: Tile

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.6± vacant acres in the Residential - Office Zone. Both the General Plan and 1984 North Sacramento Community Plan designate the site for Residential uses at a density of 4-15 du/na. Surrounding land uses include single family residential and a medical office zoned R-1 to the north; single family residential zoned R-0 to the south; single family residential zoned R-1 to the east; and single family residential and an office building zoned R-1 to the west.

B. Applicant's Proposal

The applicant is proposing to develop a 6,000 square foot retail commercial building on the 0.6± acres subject site. The applicant has indicated possible uses for the building as a barber shop, donut shop and a laundry facility. In order to develop the site as proposed; the applicant is requesting the following planning entitlements: 1) A General Plan Amendment from Residential 4-15 du/na to Community/Neighborhood Commercial and Office, 2) A North Sacramento Community Plan Amendment from Residential 7-15 du/na to Retail General Commercial, 3) A rezone from Residential - Office (R-0) to Neighborhood Commercial (C-1), and 4) An abandonment of an unused portion of Academy Way. Staff objects to these requests based on an incompatibility with surrounding land uses, inconsistency with Policies of the Community Plan, and the abundance of nearby commercially designated properties.

C. Land Use Compatibility

The subject site is currently zoned R-0 and is designated for low density residential uses in both the General Plan and the 1984 North Sacramento Community Plan. The area surrounding the subject site is characterized by single family homes that form a residential neighborhood. Across Del Paso Boulevard is a medical office facility and a small office building. The development of a commercial building on the subject site would disrupt the residential integrity of the neighborhood. Although located on a major street, the site is surrounded by residential homes that would be impacted by the activity that is associated with a commercial establishment. The hours of operation for a commercial development normally result in conflicts with nearby residents.

D. Community Plan Consistency

The subject site is designated in the 1984 North Sacramento Community Plan for residential uses at a density of 7-15 du/na. Not only is the proposed commercial use inconsistent with the existing land use designation but several

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plan policies conflict with the applicant's proposal. The plan includes the following goals, objectives, and policies that support the existing land use designation for the subject site:

- o Existing shopping areas along the commercial strips need to be more efficient, that is, commercial activity focused in a more concentrated way.
- o Restrict commercial strip expansion consistent with General Plan policies and encourage concentrated shopping districts on the existing commercial strips.
- o Neighborhood personal services offices such as medical, dental, insurance and real estate offices exist throughout the general commercial areas and adequate area is available for additional offices.

As noted above the Plan stresses the need to concentrate commercial development areas with existing commercial zoning and land use designation. The Community Plan further states that "four commercial strips, Del Paso Boulevard, Marysville Boulevard, El Camino Avenue and Rio Linda Boulevard, and scattered neighborhood convenience centers, provide adequate shopping areas for most of the North Sacramento Community." One of these strips, Marysville Boulevard is not more than 1/3 mile from the subject site. Clearly, the revitalization of an existing commercial areas are the objective of the Plan rather than designating additional commercial land in such close proximity. Finally in regard to land use adjacent to the light rail station, the Plan only supports a change to non-residential uses if the site is located within a 1/4 mile radius from the Marconi LRT station and if single family areas are not negatively impacted. Staff finds that neither of the above criteria is achieved with this proposal.

E. Abundance of Commercial Property

Staff finds that an abundance of commercial property is located within a proximity to the subject site to warrant no change in the site land use (See Exhibit A). Several vacant commercial sites exist along Marysville Boulevard which is only 1/3 mile away. At the intersection of Arcade, Ermina, Los Robles and Marysville Boulevard are both vacant commercial land and/or existing vacant commercial buildings. Also, during the recent General Plan update hearings a site at the corner of Marconi and Kenwood was changed from residential to commercial (APN 252-0350-010). Both the City Planning Commission and City Council approved the land use change for this site. The Marconi/Kenwood site would meet the needs of light rail patrons and would further decrease the need for any additional commercial uses in the immediate area.

F. Summary

Based on what staff has discussed previously in the report, which includes the incompatibility of the proposed projects with surrounding residential uses, several conflicts with the goals and objectives of the Community Plan, and the

fact that areas with commercial development potential already exist nearby, staff recommends that a change in use to commercial would not be appropriate.

The applicant has indicated to staff that residential projects would not be economically feasible on the subject site. Staff suggests that a small apartment complex could be developed on the site which could meet both the intent of the Community Plan and economic friction. Another possible alternative would be the development of neighborhood offices such as attorneys, dental or medical offices. Both the apartment use or neighborhood offices would have a less significant impact on the surrounding residents and would not conflict with policies of the Community Plan.

G. Academy Way Abandonment

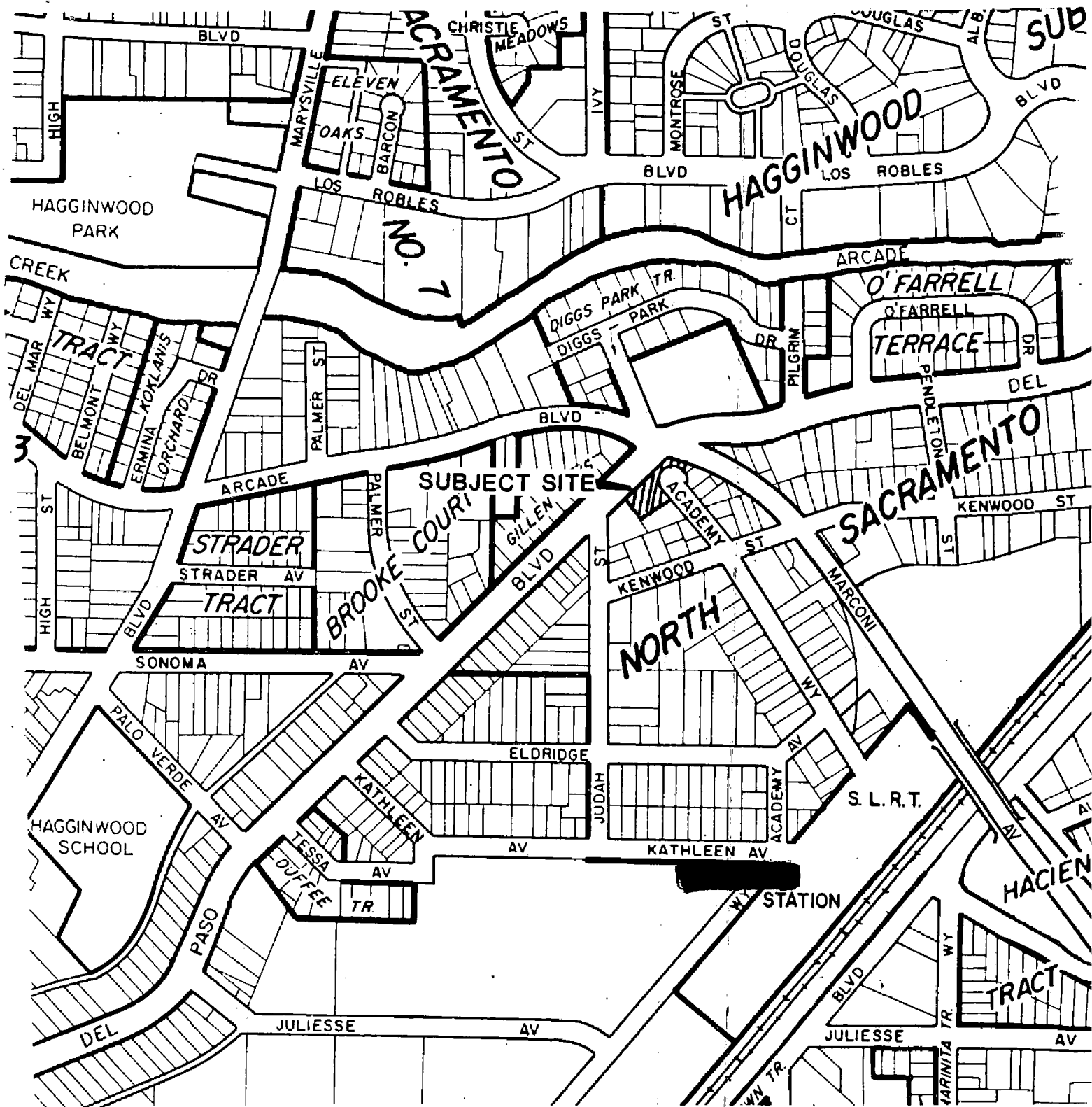
The applicant is requesting that a small portion of Academy Way be abandoned and purchased from the City in order to develop the site. Section 65402(a) of the State Government Code requires the Planning Commission to report on the consistency of the abandonment with General Plan and the 1984 North Sacramento Community Plan. The subject street is not a designated major or minor street and generally meets the requirements of street closure guidelines. The proposed abandonment of City right-of-way is determined to be consistent with the General Plan and 1984 North Sacramento Community Plan in that the abandonment would not affect local circulation. However, because staff is recommending a denial on the proposed project the abandonment should not be approved at this time. Staff recommends that until a development proposal is submitted for the site that is acceptable to staff the abandonment be postponed to a time in the future.

ENVIRONMENTAL DETERMINATION: 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.

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

1. Ratify the Negative Declaration;
2. Recommend denial of the General Plan Amendment for 0.6+ vacant acres from Low Density Residential to Community/Neighborhood Commercial and Office;
3. Recommend denial of the 1984 North Sacramento Community Plan Amendment for 0.6+ vacant acres from Residential 7-15 du/na to Retail - General Commercial;
4. Recommend denial of the rezone of 0.6+ vacant acres from Residential-Office (R-O) to Neighborhood Commercial (C-1); and
5. Denial of the abandonment of an unused portion of Academy Way.

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VICINITY MAP

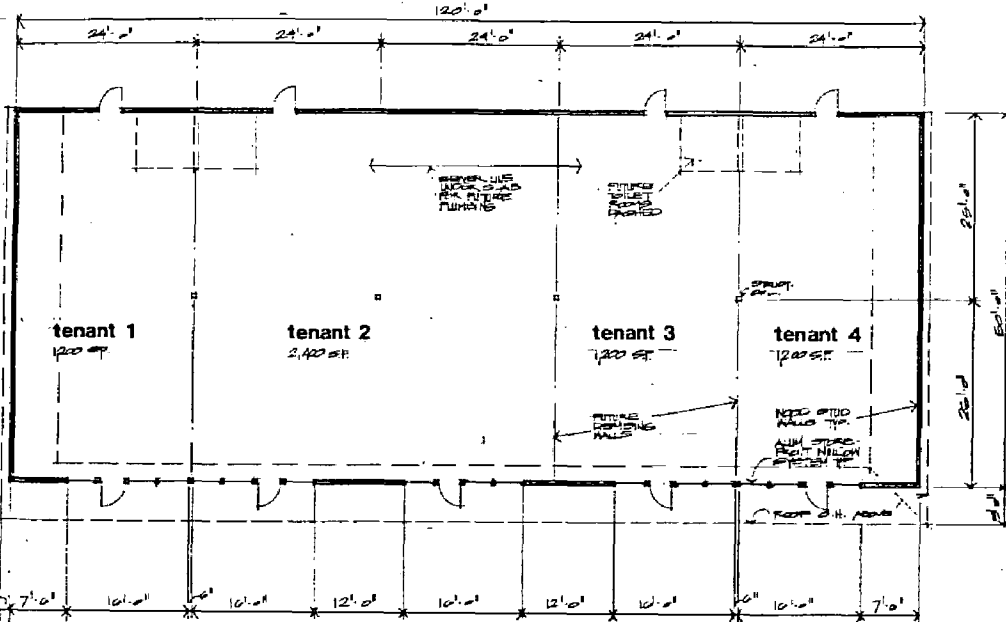
P88-300

9/8/88

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item 16

Pass-300



STATISTICS

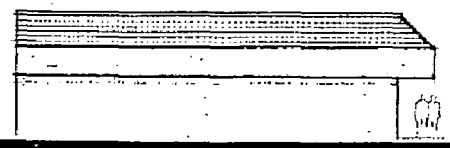
SITE AREA	24,800 SF 5.0 ACRES	PARKING REQUIRED 'COMMERCIAL'	24 SPACES 1 SP. PER 1000 SF
BUILDING AREA	6,000 SF	PARKING PROVIDED	2
COVERAGE	24.5%	HANDICAP (8' x 12')	2
BUILDING TYPE	TYPE B NO. HOUR	COMPACT (8' x 12' - 20' OF 24')	1
SINGLE STORY 'SLAB-ON-GRADE'	NOO FRAME	STANDARD (9' x 12' MIN)	18
OCCUPANCY 'B2' RETAIL STORE		TOTAL PROVIDED	24 SPACES

4/8/88

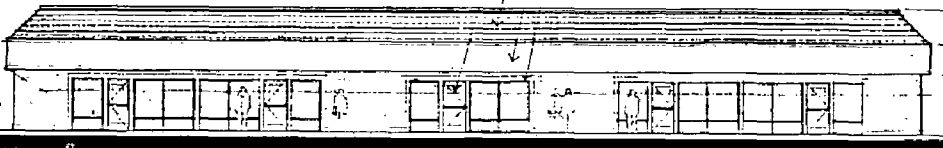
FLOOR PLAN



EAST

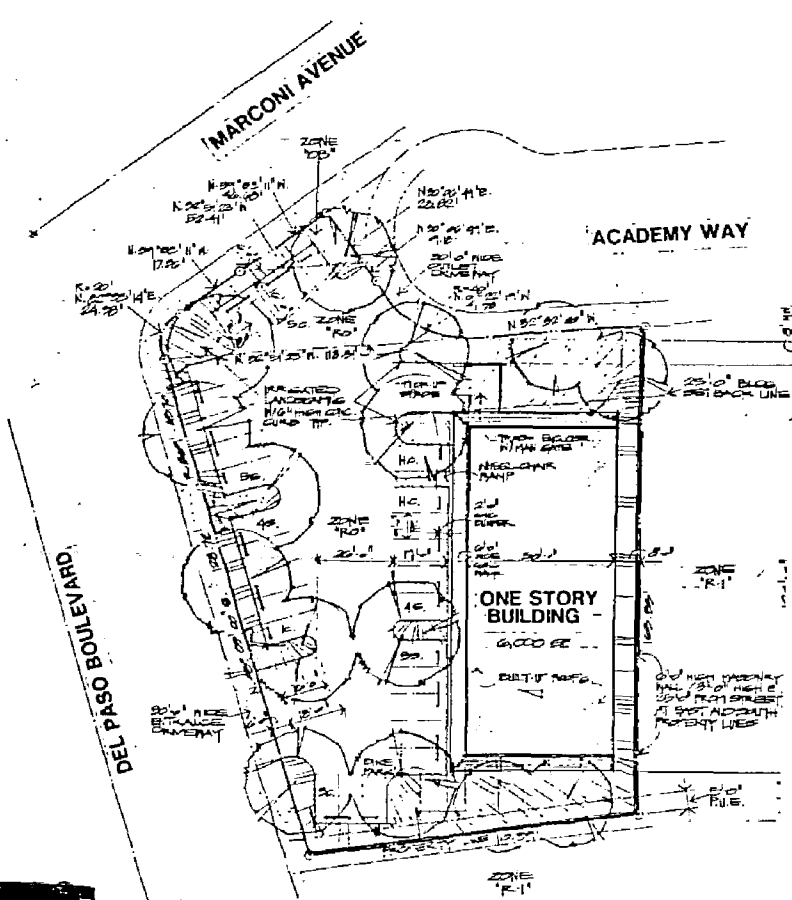


TYPICAL SIDE ELEVATION

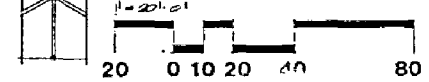


WEST EXTERIOR ELEVATIONS

item 16



PRELIMINARY SITE PLAN

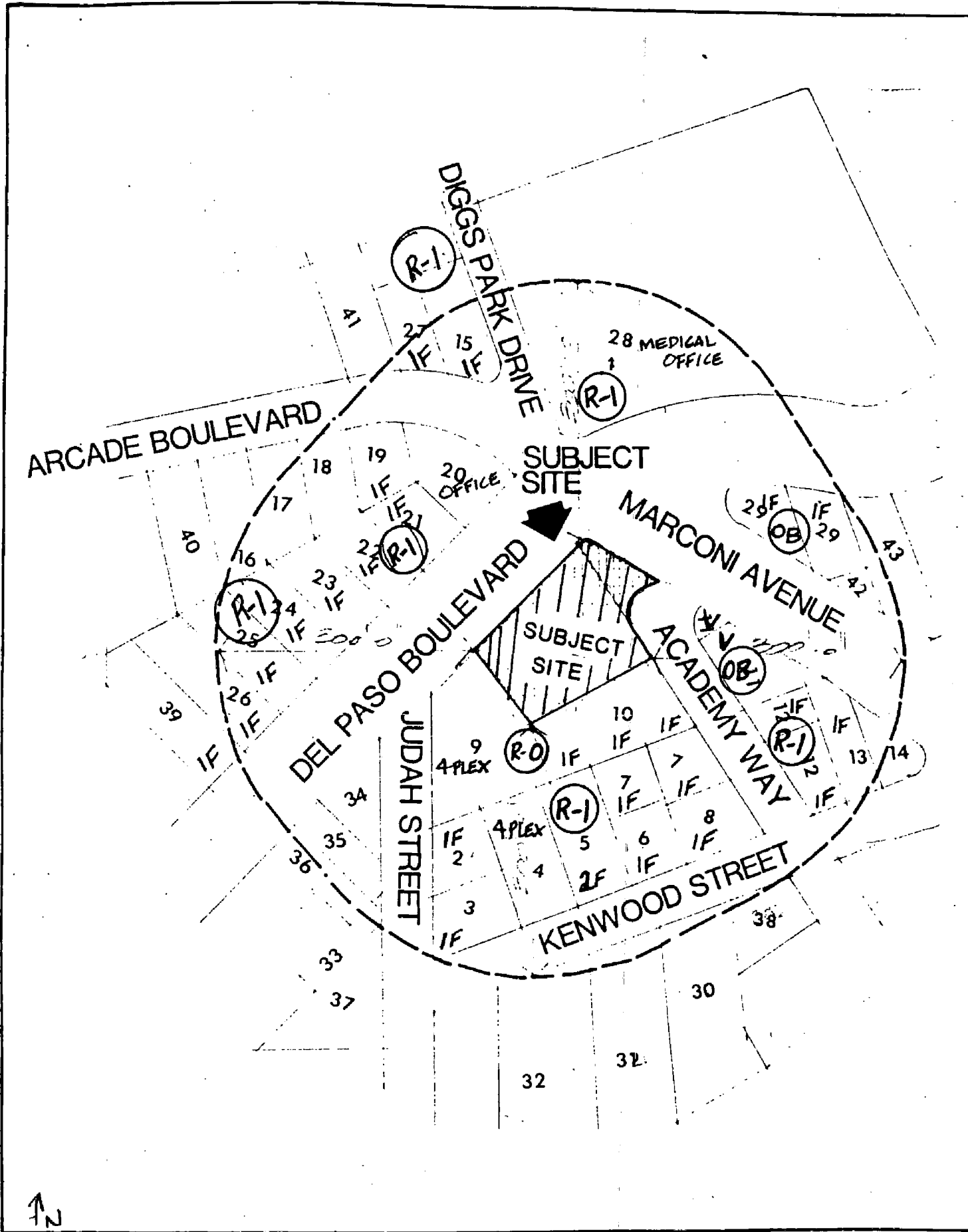


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MARCONI CLOSE, RETAIL STORE PROJECT

APN 265-384-11

**SITE PLAN
ELEVATIONS
FLOOR PLANS**



LAND USE & ZONING MAP

9/8/88

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16 item



2371



PROXIMITY OF COMMERCIAL SITES

SECTION 4

CITY OF SACRAMENTO
CITY PLANNING DIVISION

SEP 08 1988

August 30, 1988

RECEIVED

Price Walker
City Planning Commission
1231 "I" Street
Sacramento, CA 95814

SUBJECT: Proposed Project #P88-3007

In response to the public notice of August 26, referring to proposed project #P88-3007, we strongly oppose amending the general plan from Residential R-0 to Neighborhood Commercial C-1 zone, for the following reasons:

1. We purchased our home at 3151 Academy (formerly Arcade Boulevard) because it was strictly a residential area. Our home would be only two houses from the proposed project (reportedly, a laundromat and donut shop).
2. With the type of rezoning proposed, the noise factor would be excessive and detrimental to a residential area. This neighborhood has already been impacted with the noise from the Arcade access to the freeway and traffic (including many buses) to one of the main lightrail stations.
3. At a recent meeting held at Hagginwood School with city officials, one of the prime concerns was the traffic hazard to young children walking in the area of Del Paso and Arcade (the exact corner you are proposing to rezone). This change to commercial zoning would compound already existing problems. This information may be verified with Lyla Ferris, our city councilwoman, and traffic engineers attending this spring meeting.
4. There are already two laundromats within a short distance of this proposed parcel of land:

Cleaning Circus at 3213 Marysville Boulevard, and

Speed-Wash at 1443 Arcade Boulevard (across from Arcade Market). This facility has already negatively affected the entire Hagginwood area. You only need to check the laundromat in the late evening hours to see how the neighborhood has been pulled down because of adverse influences. The problems going on in this facility cannot be "laundered away in a washer."

(There are at least four to six other laundromats in the North Sacramento/Hagginwood area so it's not a case of need for the services to be provided.)

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August 30, 1988

5. The crime rate for the area is already high. We do not need an additional population coming into the neighborhood where robbery, vandalism, loitering, and littering will be key bi-products of their activities.
6. There is already an abundance of vacant commercial properties in the North Sacramento/Hagginwood area which could be leased/developed for a laundromat/donut shop. Again, this area does not need the services to be provided -- many of the residents are elderly; most homes are single family residence and have washer/dryer facilities within.
7. At the recent neighborhood meeting with city officials, residents were informed that "strip zoning" would no longer be approved. Reportedly, all zoning must conform to the overall Master Plan for the area. This commercial establishment would not conform to the well-established single family residence neighborhood nor the Master Plan presented to the residents at that meeting.

We own a lovely brick home which has been in the area for over 40 years. With approval of the rezoning proposed, our property value and that of many of the well-kept homes in the area would substantially decrease. More important, we purchased this as a home for our family because it was a residential neighborhood. Please give our concerns and opposition to this project serious consideration and deny the rezoning of proposed project P88-3002.

Sincerely,

Gordon L. Randolph Jr.

Gordon L. Randolph, Jr.

Evita Randolph

Evita Randolph
3151 Academy
Sacramento, CA 95815
Telephone: (916) 920-4844

cc: Lyla Ferris, Sacramento City Council

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PROPOSED PROJECT #88-300

CITY OF SACRAMENTO
CITY PLANNING DIVISION

PETITION TO DENY REZONING

SEP 08 1988

RECEIVED

We, the undersigned, wish to go on public record as strongly opposing the rezoning proposed in Project #88-300. This change of zoning to C-1 and allowing Retail-General Commercial to be established would adversely affect the homes in our now residential neighborhood. We wish this area to remain strictly residential/non-commercial zoning.

Thelma M. Randolph	2883 Belden,	Sacto	95815
Gordon Randolph, Jr	2883 Belden,	Sacto	95815
Roy L. Quinn	3155 Academy,	SACTO.	95815
Geart E Dennis	3155 Academy Wy	Sac	95815
Juan E Allan	3155 1/2 Academy Wy	Sac	95815
Del Calder	3142 Judah st	Sac	95815
Lala Brown	3142 Judah St.	Sac	95815
Ruth Gorman	3142 Judah St	Sac	95815
Dora Eschwarden	3148 Judah St	Sacto	95815
Anna Mathes	3170 Del Paso Blvd	Sac	95815
Mildred S. Duncan	3177 Del Paso Blvd.	Sacto	95815
Michael R. Bauer	1521 Strader Ave.	Sacto	95815
Marvin Bauer	1521 Strader Ave	Sac	95815
Kevin T. Booth	3153 DEL PASO BLVD.	Sac.	95815
Judy L. Edna	3147 Del Paso Blvd.	Sac CA	95815
William B. Murphy	3147 Del Paso Blvd	Sac	95815
Lathes Watten	3135 Del Paso Blvd	Sacto	95815
Ray H. Vaughn	3129 Del Paso	" Sacto,	95815
Marino Feino	3123 Del Paso Blvd.	Sacto.	95815
RICHARD E. HOWARD	3132 DEL PASO BLVD	SACT. CA,	95815
Shirley Mae Howard	3132 Del Paso Blvd	Sacto ca	95815
Lena Walker	3134 Del Paso Blvd	Sacto Ca	95815
Ellis Eddy	3111 Del Paso Blvd	ca	95815
John A. Barker	3158 Del Paso Blvd	SAC. CA	95815
WALTER, SIMON	3151 ACADEMY BLVD - REAR HOUSE	Sac. CA	95815

PROPOSED PROJECT #88-300

CITY OF SACRAMENTO
CITY PLANNING DIVISION

PETITION TO DENY REZONING

SEP 03 1988

RECEIVED

We, the undersigned, wish to go on public record as strongly opposing the rezoning proposed in Project #88-300. This change of zoning to C-1 and allowing Retail-General Commercial to be established would adversely affect the homes in our now residential neighborhood. We wish this area to remain strictly residential/non-commercial zoning.

Gordon L Randolph Jr	3151 Academy Way Sacto	95815
Eric E Randolph	3151 Academy Way Sacto	95815
Anna Jensen	3149 Academy Way Sacto	95815
Alan Gyles	3149 ACADEMY WAY SACTO	95815
Eugene L Vernon	1727 Kenwood St Sacto	95815
Veratt Hosley	1680 Arcade Blvd-SAC.	95815
John Biele	1701 Arcade Blvd	95815
William T. Burt	1716 Diggs Pk Dr	95815
Maule A. Burt	1716 Diggs Pk. Dr.	95815
Mary Ramsey	1647 Wigg Park Dr	95815
Valbera Larkovic	3225 Diggs Pk DR.	95815
Joe Schupp	1701 Diggs park dr.	95815
Luan M. Lavin	1709 Diggs Park Dr.	95815
Paul H. Huber	1738 Diggs Pk. DR.	95815
Wanda M. Biele	1738 Diggs Park Dr	95815
Tom Willy	3225 Del PASO	95815
Effie Deckard	3226 Del Paso	95815
Connie Karney	3224 Del Paso	95815
Luhy McQuar	1728 Kenwood St	95815
Mary Garzana	1724 Kenwood St.	95815
Connie H. Humphrey	1120 Arcade Blvd Sacto CA	95815