



CITY OF SACRAMENTO

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~~22~~
37

CITY PLANNING DEPARTMENT
818 T STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-3804

Marty Van Duyen
PLANNING DIRECTOR

CITY MANAGER'S OFFICE February 28, 1980

RECEIVED
FEB 27 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's denial of South Natomas Community Plan Amendment from Residential to Business and Professional; and Rezoning from R-2A to OB zone (P-8669)

LOCATION: 536 West El Camino Avenue

SUMMARY

This is a request for entitlements necessary to develop an 8,122 square foot office building on a site that fronts on West El Camino Avenue. The Planning Commission, in concurrence with staff's recommendation, denied the requests and the applicant subsequently appealed the Commission's decision.

BACKGROUND INFORMATION

The subject site contains 18,744 square feet and fronts on West El Camino Avenue. The staff and Planning Commission do not want to encourage any additional office/commercial uses along West El Camino Avenue which is a major street. West El Camino Avenue is primarily developed with residential uses. There are some vacant parcels and a few non-conforming commercial uses.

This position is based on the recently adopted policies of the South Natomas Plan which discourages strip commercial and encourages development of commercial and offices in concentrated areas. The plan also attempts to reduce the amount of strip commercial along Northgate Boulevard which is only 100+ feet west of the subject site.

In addition, the Gateway Shopping Center is in the process of expanding their site to include additional office and commercial buildings, and there are other vacant sites along Northgate that are zoned to permit office development.

FILED
By the City Council
Office of the City Clerk
CONT. TO
3-18-80
MAR 4 1980

FILED
By the City Council
Office of the City Clerk
CONT. TO
4-1-80
MAR 18 1980

APPROVED
BY THE CITY COUNCIL
DANN APPEAL
APR 1 1980

OFFICE OF THE
CITY CLERK

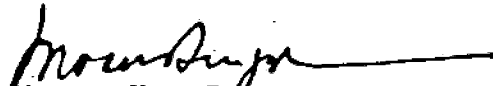
VOTE OF COMMISSION

On November 8, 1980, the Planning Commission by a vote of seven ayes, two absent, denied the requests.

RECOMMENDATION

The staff and Planning Commission recommend that the appeal be denied. If the City Council intends to approve the appeal, the proper action would be to grant the appeal subject to Findings of Fact to be due at a subsequent meeting.

Respectfully submitted,


Marty Van Deyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slape, City Manager

MVD:HY:bw

March 4, 1980
District No. 1















Attachment
P-8669

P8669






NOVEMBER 8, 1979




ITEM 9

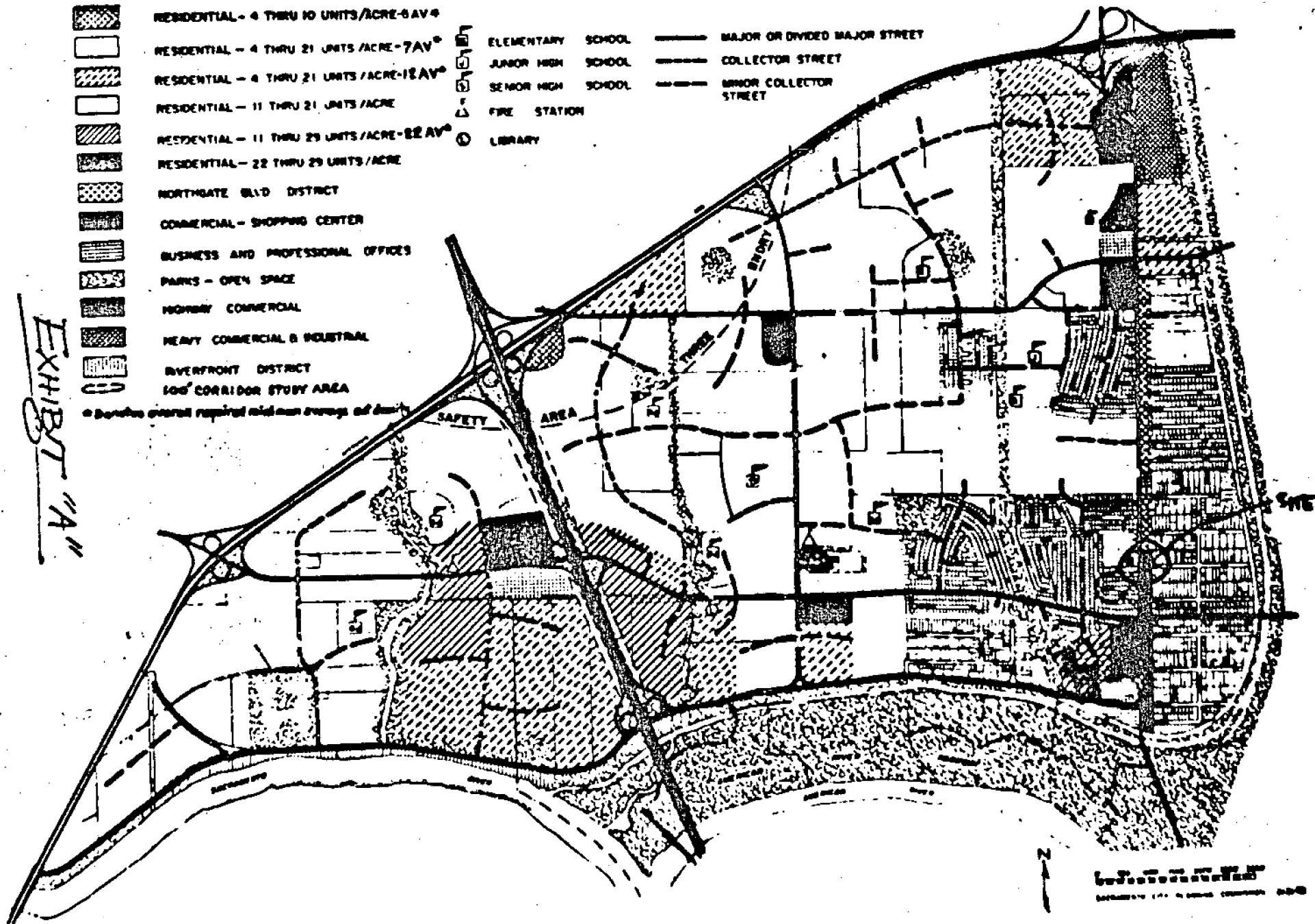
EXHIBIT "A"

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-6AV4
-  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-7AV*
-  RESIDENTIAL - 4 THRU 21 UNITS/ACRE-12AV*
-  RESIDENTIAL - 11 THRU 21 UNITS/ACRE
-  RESIDENTIAL - 11 THRU 29 UNITS/ACRE-22AV*
-  RESIDENTIAL - 22 THRU 29 UNITS/ACRE
-  NORTHGATE BLD DISTRICT
-  COMMERCIAL - SHOPPING CENTER
-  BUSINESS AND PROFESSIONAL OFFICES
-  PARKS - OPEN SPACE
-  HIGHWAY COMMERCIAL
-  HEAVY COMMERCIAL & INDUSTRIAL
-  RIVERFRONT DISTRICT
-  100' CORRIDOR STUDY AREA

* Denotes overall regional mid-range average of density

-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  SENIOR HIGH SCHOOL
-  FIRE STATION
-  LIBRARY

-  MAJOR OR DIVIDED MAJOR STREET
-  COLLECTOR STREET
-  MINOR COLLECTOR STREET

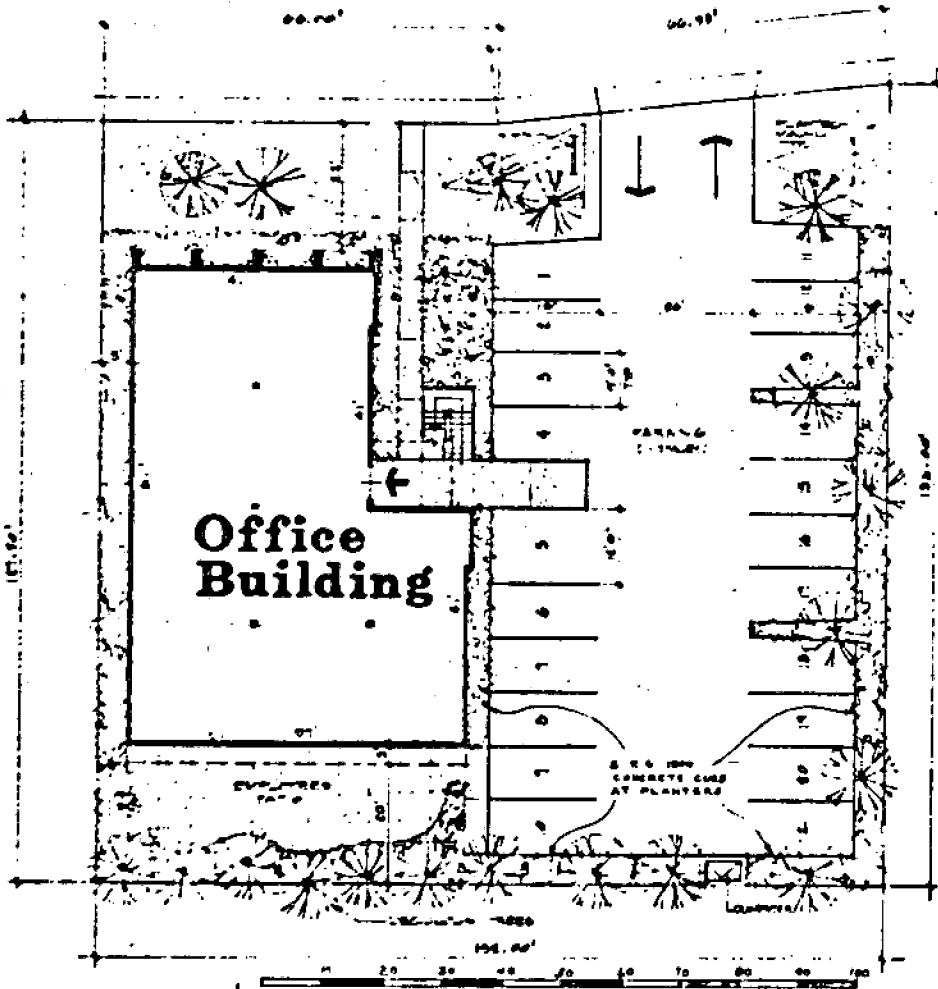


SOUTH NATOMAS COMMUNITY PLAN

UNIVERSITY CITY PLANNING COMMISSION 1979

P8669

west el camino avenue



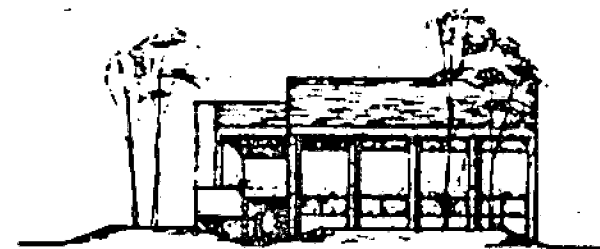
site plan



GRAPHIC SCALE 1" EQUALS 100 FEET

1" = 100 FEET

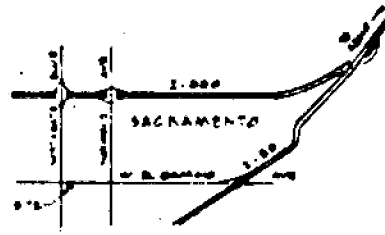
AREA
 TOTAL SITE AREA - 8.22 AC. ±
 TOTAL BLDG. AREA - 8,777 SQ. FT. ±
 TOTAL PARKING AREA - 8.45 AC. ±



north



east



VICINITY MAP

SCALE 1" = 100 FEET

OFFICE BUILDING

112 WEST EL CAMINO AVENUE
SACRAMENTO, CALIFORNIA

OWNER: W. W. W. W. W.
ARCHITECT: W. W. W.

EXHIBIT "B"

NUMBER 8, 1979

ITEM 9

ST. VAN DESIGN
1000 MARKET STREET
SACRAMENTO, CALIF. 95811

112 WEST EL CAMINO AVENUE
SACRAMENTO, CALIF. 95811

OFFICE BUILDING
112 WEST EL CAMINO AVENUE
SACRAMENTO, CALIF. 95811

112 WEST EL CAMINO AVENUE
SACRAMENTO, CALIF. 95811

1

Victor L. Waid • Counselor at Law

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

FEB 20 11 05 AM '80

February 19, 1980

Ms. Lorraine Magana, City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

RE: APPLICATION NO. P - 8669 - REZONE FROM R-2A
to OB of Real Property located at: West El Camino
Avenue, Sacramento, California.

Dear Ms. Magana:

Please be advised that my clients, Mr. & Mrs. Murphy,
with reference to the application for rezoning to the
above entitled property, has relieved me as counsel
of record.

✓ Therefore, you are advised to send any and all future
correspondence to: Mr. & Mrs. Robert Murphy, 2501
Northgate Boulevard, Sacramento, CA 95833.

Thank you for your cooperation in this matter.

Sincerely,


VICTOR L. WAID

VLW/lis

Victor L. Waid • Counselor at Law

RECEIVED
CITY OF SACRAMENTO

JAN 25 9 50 AM '80

12

January 24, 1980

Lorraine Magana, City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

RE: P - 8669 - Hearing Scheduled January 29, 1980

Dear Ms. Magana:

This letter will confirm that at the request of the Applicant - Appellant, the hearing scheduled for January 29, 1980 has been continued to March 4, 1980 at 7:30 p.m.

A conference with the City Planning Commission staff indicates no objection on said continuance.

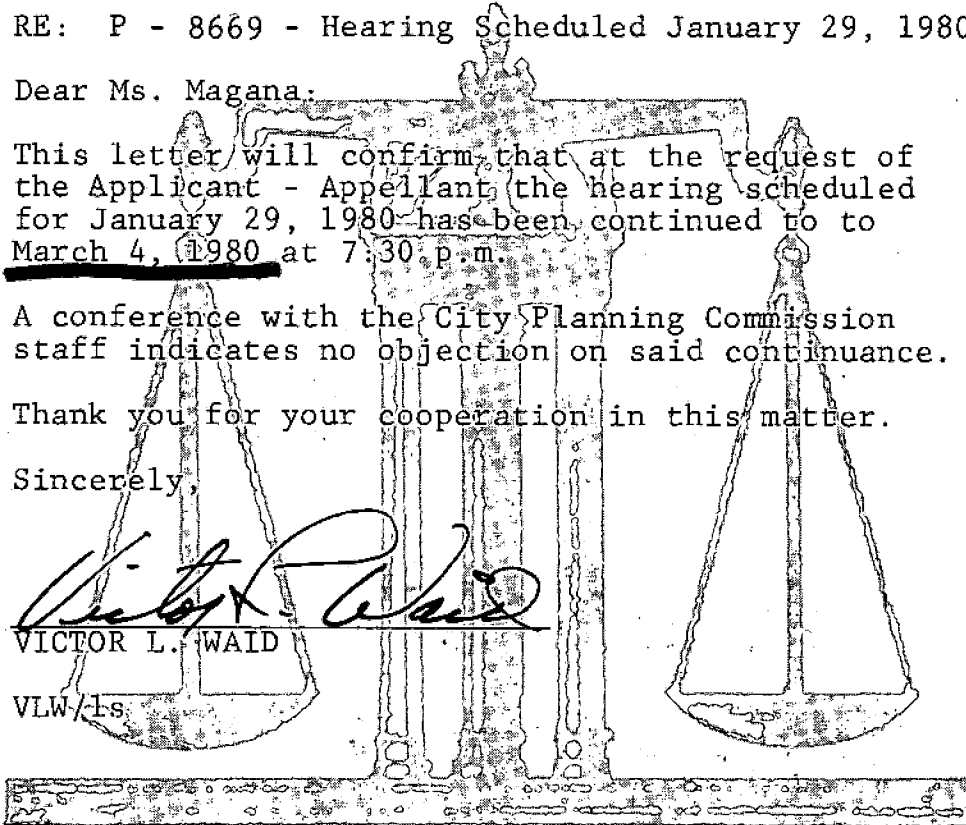
Thank you for your cooperation in this matter.

Sincerely,



VICTOR L. WAID

VLW/lr



FILED

By the City Council
Office of the City Clerk

Cont'd to
3-4-80

JAN 29 1980

12

21

P-8669

Victor L. Waid • Counselor at Law

December 11, 1979

Ms. Lorraine Magana
Office of the City Clerk
915 I Street
City Hall Room 203
Sacramento, CA 95814

RE: APPLICATION NO. P-8669 - REZONE FROM R-2A to OB
OF REAL PROPERTY LOCATED AT: 536 West El Camino
Avenue, Sacramento, California.


Dear Ms. Magana:

This letter will confirm our telephone conversation of December 10, 1979 wherein I informed you that I represent Mr. Robert Murphy, among others, the owners of the above entitled property, and that I will be representing them before the City Council on an appeal from the denial of the application by the City Planning Commission.

Further, this letter will confirm the hearing of the appeal will be conducted on January 29, 1980 at 7:30 p.m. instead of December 26, 1979 as scheduled.

Thank you for your cooperation in this matter.

Sincerely,


VICTOR L. WAID

VLW/lis

cc: Robert Murphy

FILED
By the City Council
Office of the City Clerk
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1-29-80
DEC 20 1979

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CITY CLERKS OFFICE
CITY OF SACRAMENTO
DEC 12 12 27 PM '79



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

HUBERT F. ROGERS
CHIEF DEPUTY CITY CLERK

November 29, 1979

Robert Murphy, et al
2501 Northgate Boulevard
Sacramento, CA 95833

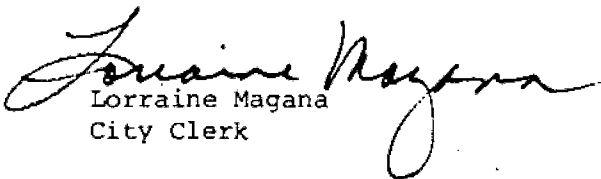
Dear Mr. Murphy:

Notice is hereby given that a hearing date of December 26, 1979 has been set in the matter of APPEAL of Planning Commission's denial of Amendment to Community Plan from Residential to Business/Professional Offices; and REZONE from R-2A to OB. Location: 536 West El Camino Avenue. (P-8669)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

cc: Planning Department



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5426

LORRAINE MAGANA
CITY CLERK

December 13, 1979

Robert Murphy, et al
2501 Northgate Boulevard
Sacramento, CA 95833

Dear Mr. Murphy:

The hearing scheduled for December 26, 1979 regarding APPEAL of Planning Commission's denial of Amendment to Community Plan from Residential to Business/Professional Offices, and REZONE from R-2A to OB for property located at 536 West El Camino Avenue has been continued to January 29, 1980. (Proponent's request.) (P-8669)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

cc: Victor ~~Wade~~ **WAID**
Planning Department

EXHIBIT A

The applicant seeks to change the zoning from R-2A to OB-R on the ground the South Natomas Community Plan improperly classifies the use of said property. To require the applicant to place multi-residential dwellings on said property would not be the highest and best use of said property in light of the prevailing environmental conditions of the area immediately surrounding the subject property. A health and safety hazard is presented for future residents and children that would live in said housing due to high traffic volume at the intersection of West El Camino Avenue and Northgate Boulevard; said volume is in excess of 24,000 cars per day and said high traffic volume creates a noise level that exceeds 85 decibels.

The average rate of speed per vehicle is between 30 mph and 40 mph and the volume of traffic will probably increase by another 50% in the next two years as it has in the last two years due to the fact that West El Camino Avenue is a major traffic artery connecting Interstate Highway 80 and Interstate Highway 5.

Further, said property is located adjacent to commercial property and across the street from property with extensive commercial use negating the benefit of multi-residential use of said property.

The staff report, as developed by the City Planning Commission fails to address these problems but concentrates on the intent of the Natomas Community Plan as it applies to Northgate Boulevard.



CITY OF SACRAMENTO

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CITY OF SACRAMENTO

P-8669

Nov 27 4 07 PM '79 *Jm*

CITY PLANNING DEPARTMENT

815 T STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 445-5804

ETHAN BROWNING, JR.
PLANNING DIRECTOR

November 27, 1979

HR: 12-26-79 P-8669
cc: Browning
Carstens
Tanimoto
Van Duzen
Yee

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione
SUBJECT: Request to Set Public Hearing

At its regular meeting of November 8, 1979, the City Planning Commission adopted Findings of Fact approving the following project. An appeal of the Commission's decision has been received. Please set this matter for public hearing.

F-8223 Appeal of Planning Commission's approval of Special Permit to develop a two-story clubhouse & accessory snack bar and pro shop in the A(PC) zone and Campus Commons FUD; Variance to allow development in the ARP-F zone; Variance to permit expansion of non-conforming golf course use in ARP-F and ARP-F(W) zone. Loc: #2 Cadillac Drive. (D3)

At its regular meeting of November 8, 1979, the City Planning Commission considered and denied the following items. Appeals of the Planning Commission's decision have been received. Please set these matters for public hearing.

P-8669 Appeal of Planning Commission's denial of Amendment to Community Plan from Residential to Business/Professional Offices; and Rezone from R-2A to OB. Loc: 536 West El Camino Avenue. (D1)

F-8732 Appeal of Planning Commission's denial of Variance to waive required paving and landscaping to expand trailer sales facility in M-1 zone. Loc: Northeast corner of Arden Way and Lexington Street. (D1)

All support material is attached.

Jan Mirrione

Jm

Attachments