

CITY PLANNING COMMISSION

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

APPLICANT JTS Engineering - 1808 J Street, Sacramento, CA 95816
OWNER Mark Steiner - P.O. Box 609, Newcastle, CA 95691
PLANS BY JTS Engineering - 1808 J Street, Sacramento, CA 95816
FILING DATE 7-18-88 ENVIR. DET. Negative Declaration REPORT BY DH:sg
ASSESSOR'S PCL. NO. 237-0180-21,34

- APPLICATION:
- A. Negative Declaration
 - B. Rezone of 2.14+ vacant ac. from Agriculture (A) to Heavy Commercial-Review (C-4-R) zone
 - C. Plan Review of 31,975 sq. ft., 285-unit mini-storage complex in the proposed (C-4-R) zone
 - D. Lot Line Adjustment to merge 2 vacant lots into one lot of 2.14 ac.

LOCATION: 4051 Taylor Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 285-unit mini-storage complex with manager's quarters.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial
1984 North Sacramento	
Plan Designation:	Industrial (Amended February 1988)
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; A	Front:		(To be determined
South: Interstate 80; TC	Side(Int):		based
East: Vacant; R-3	Side(St):		upon zoning)
West: Int.80/Norwood Ave.off-ramp; TC	Rear:		

Parking Required:	4 at 1 per 100 storage units and 1 for manager
Parking Provided:	8 spaces
Property Dimensions:	Irregular triangle
Property Area:	2.14+ acres
Square Footage of Building:	31,975 sq. ft.
Height of Building:	1,750 sq. ft. manager's office and residence
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal prefabricated buildings for mini-storage, wood frame-exterior plywood, composition shingle roof for manager's quarters
Roof Material:	Metal

APPLC. NO. P88-318 MEETING DATE October 12, 1989 ITEM NO. 4
11-16-89 5

BACKGROUND INFORMATION: The applicant requested the redesignation of the subject site in 1987 as part of the General Plan update (see Exhibit D). The City Council conducted hearings on November 30 and December 2, 1987 on Item 21, the project site. The Council approved the applicant's request January 5, 1988 with adoption of the General Plan (see Exhibit E). Staff recommended against the proposal since access is through a residential area.

On July 18, 1988, the applicant submitted the request for rezone to M-1 from Agriculture and lot line adjustment to merge two lots. Staff indicated concerns over the appropriateness of a commercial use in a residential neighborhood and the site plan providing no buffering meeting the City guidelines for mini-storage complexes adjacent to residential or freeway uses. The applicant submitted a revised plan on December 5, 1988 which was an improvement over the first plan but still did not reflect adequate buffering from and surrounding residentially zoned property. The total square footage was reduced from 38,875 sq. ft. to 31,975 sq. ft. in 285 mini-storage spaces. The applicant was advised that the site plan and elevations could not be supported by staff in December 1988. No progress was made in redesigning the project so that in July 1989, staff sent a letter requesting withdrawal of the project. On July 28, 1989 the applicant requested proceeding with the project as amended to include rezoning the site to C-4-R rather than M-1. Staff does not support the mini-storage complex site design as revised.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant parcels containing 2.4 acres in the Agriculture zone. The 1988 General Plan designates the site for Heavy Commercial uses. The 1984 North Sacramento Community Plan, as amended, designates the site for industrial uses. The proposed mini-storage facility is a compatible use with the General Plan and Community Plan designations. Surrounding land uses include vacant to the north, east and west with a drainage canal and Interstate 80 freeway right-of-way to the south. On the east side of Taylor Street opposite the site the Commission approved a 189-unit apartment complex on 7+ acres in 1985 (P85-001). This project has not been constructed.

B. Project Description

The applicant is requesting a rezoning from A to Heavy Commercial-Review (C-4-R) zone in order to develop a 31,975 sq. ft., 285-unit mini-storage complex with manager's office and residence. A lot line adjustment to merge two separate lots is also requested.

C. Rezone Analysis

Staff recommended a less intensive industrial or heavy commercial zoning of the site due to potential conflicts with adjacent residential uses in the future. In requesting C-4-R zoning, the applicant has limited himself to uses less intrusive than M-1 or M-2 uses as per the Zoning Ordinance. With the provision of R-review, future development of the C-4 zoned property can be reviewed by the Commission should the mini-storage complex not be built. In that review, the

Commission can place conditions to assure screening, buffering and architectural compatibility with freeway and residential uses. Staff supports the rezone to C-4-R from Agriculture.

D. Plan Review - Mini Storage Complex - Analysis

The applicant's site plan shows a 285-unit mini-storage complex consisting of three rows of buildings running east-west. The manager's residence is a two-story dwelling located adjacent to Taylor Street. An open recreational vehicle storage area is proposed along the western property area. A six foot high masonry wall will be provided at the rear of metal mini-storage units. The specific size of units and number are as follows:

<u>Size</u>	<u>Square Feet</u>	<u>Units</u>	<u>Total Square Feet</u>
5' x 5'	25	93	2,325
5' x 15'	75	22	1,650
10' x 15'	150	140	21,000
10' x 20'	200	20	4,000
10' x 30'	300	<u>10</u>	<u>3,000</u>
Total		285	31,975

No detailed landscaping plans were provided. The mini-storage units will be constructed of metal with metal roofs, walls and doors.

The manager's residence will have wood frame construction with T-1-11 exterior plywood walls and wood trim. Roofing material will be composition shingle. Colors of both mini-storage units and residence will have grey siding on the walls and blue trim. The block wall will be grey in color.

In previous reviews of mini-storage facilities adjacent to residentially zoned property, the Commission has required a 10 to 15-foot wide landscape buffer between residentially used or zoned property and the mini-storage facility. Intensive landscaping, including tall evergreen trees, was required in the landscape strip. Examples are located on the northeast corner of Fowler Avenue and Stockton Boulevard and the one at 1353 Florin Road (P85-417). Staff recommends a 10-foot wide landscape buffer along the north property line of the subject site with evergreen trees and shrubbery. The applicant indicated that the requirement for 10-feet of landscaping unnecessarily reduced his use of the limited area of the site due to its shape. Staff notes that similar shaped parcels adjacent to freeway rights-of-way were required to have landscaping with positive visual results. The existing mini-storage facilities approved along Business 80 north of El Camino Avenue interchange and on Highway 50 at Hazel Avenue are examples of what the applicant proposes. To improve the visual appearance of the mini-storage units from the freeway, staff suggests the proposed six foot high masonry wall be designed with a decorative element and be approved by the Planning Director.

Adjacent to the residentially designated area to the north, staff also recommends 10-feet of evergreen landscaping between the mini-storage units and property line. For the outdoor storage area, staff recommends the same masonry wall as the storage units to screen the outside storage area.

F. Agency Comments

The following departments reviewed the proposed project and offered the following comments:

1. Fire Department

- a. On-site fire hydrants will be required.
- b. All buildings will be required to be fire sprinklered.
- c. Access may work as shown with minor changes.

2. City Traffic Engineer

- a. Provide 24-feet of pavement to City standards from terminus of cul-de-sac to Jessie Avenue.
- b. Construct cul-de-sac with a 40-foot radius and full improvements.
- c. Construct frontage improvements to City standards.

3. City Engineer

We request that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment/merger being recorded:

- a) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b) File a Waiver of Parcel Map.
- c) Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator 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 the

following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

- A. Screen trees shall be planted 20-feet on center on the west and south perimeters of the open storage area. The trees shall be planted in a minimum four-foot by four-foot planter area, the perimeter of which shall be protected by a minimum 6-inch high solid wheel stop.
- B. A six-foot high solid fence shall be placed around the entire perimeter of the site, excluding driveway entrances. The fence shall be visually compatible with the existing fence around the adjacent apartments.
- C. Any portion of the building that is visible from the adjacent apartments shall be designed to be compatible with the architectural style of the adjacent apartments.

Non-compliance with or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required or the applicant may be requested to prepare an environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation (refer to Attachment A for Initial Study Discussion).

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

- A. Ratify the negative declaration;
- B. Recommend approval of the rezoning from A to C-4-R;
- C. Approve the plan review subject to conditions and based upon findings of fact which follow; and
- D. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Plan Review

1. Detailed landscaping, irrigation and site plans shall be reviewed and approved by the Planning Director prior to issuance of building permits.
2. Landscaping along the public right-of-way shall be bermed and consist of living groundcover. No bark mulch, rock or similar material is allowed.
3. No portable wheel stops are allowed. Parking stalls and vehicle storage area shall incorporate a continuous pour six inch concrete wheel stop with two feet of vehicle overhang into the planter. All landscaping into the vehicle overhang area and irrigation shall be designed to allow car overhang.

4. All lighting shall be directed on-site and not reflect off-site onto residentially-zoned or designated property or the freeway. Use of lighting shields may be appropriate along the northern property line. Signs shall not glare onto residentially zoned property.
5. A minimum of two trash enclosures shall be shown on the revised site plan designed to City Trash Enclosure standards.
6. A ^{8'0"} six foot high solid decorative masonry screen wall shall enclose the outdoor vehicle storage area.
7. The applicant shall comply with the mitigation measures listed in the negative declaration for P88-318 on file at the City Planning Department to the satisfaction of the City Environmental Review Coordinator.
8. The Planning staff shall review and approve a sign program for all signs prior to issuance of sign permits. No signs shall be attached to the freeway sound wall. One detached monument sign not exceeding 48 square feet of area and no higher than eight feet above sidewalk level shall be allowed. The sign shall not be illuminated. All signs shall comply with the City Sign Ordinance.
9. Building permits shall not be issued until a Certificate of Compliance has been issued by the City Engineer for the merger of the two lots.
10. A ^{10'} six foot high solid decorative masonry wall shall be constructed along the south property line. ~~as the rear walls of the rental structure~~ *as the rear wall of the rental structure*
11. A ~~six foot~~ high solid decorative masonry wall shall be constructed along the ~~north property line~~ with a 10 foot landscape strip between the wall and ~~buildings~~ *and landscaping* planted with evergreen trees, five gallon size, on 20 foot center. Living groundcover and shrubbery shall be planted in the 10 foot landscape strip. Both walls shall be approved by the Planning Director. *property line*
12. No signs shall be placed on the manager's quarters. *along the rear elevations of the North Storage Buildings* No roof mounted signs are allowed.
13. On-site fire hydrants will be required to the satisfaction of the Fire Department.
14. All buildings will be required to be fire sprinklered.
15. Access shall be revised with minor changes approved by the City Traffic Engineer and Fire Marshal's offices.
16. Provide 24 feet of pavement to City standards from terminus of cul-de-sac to Jessie Avenue.

NO illumination on wall

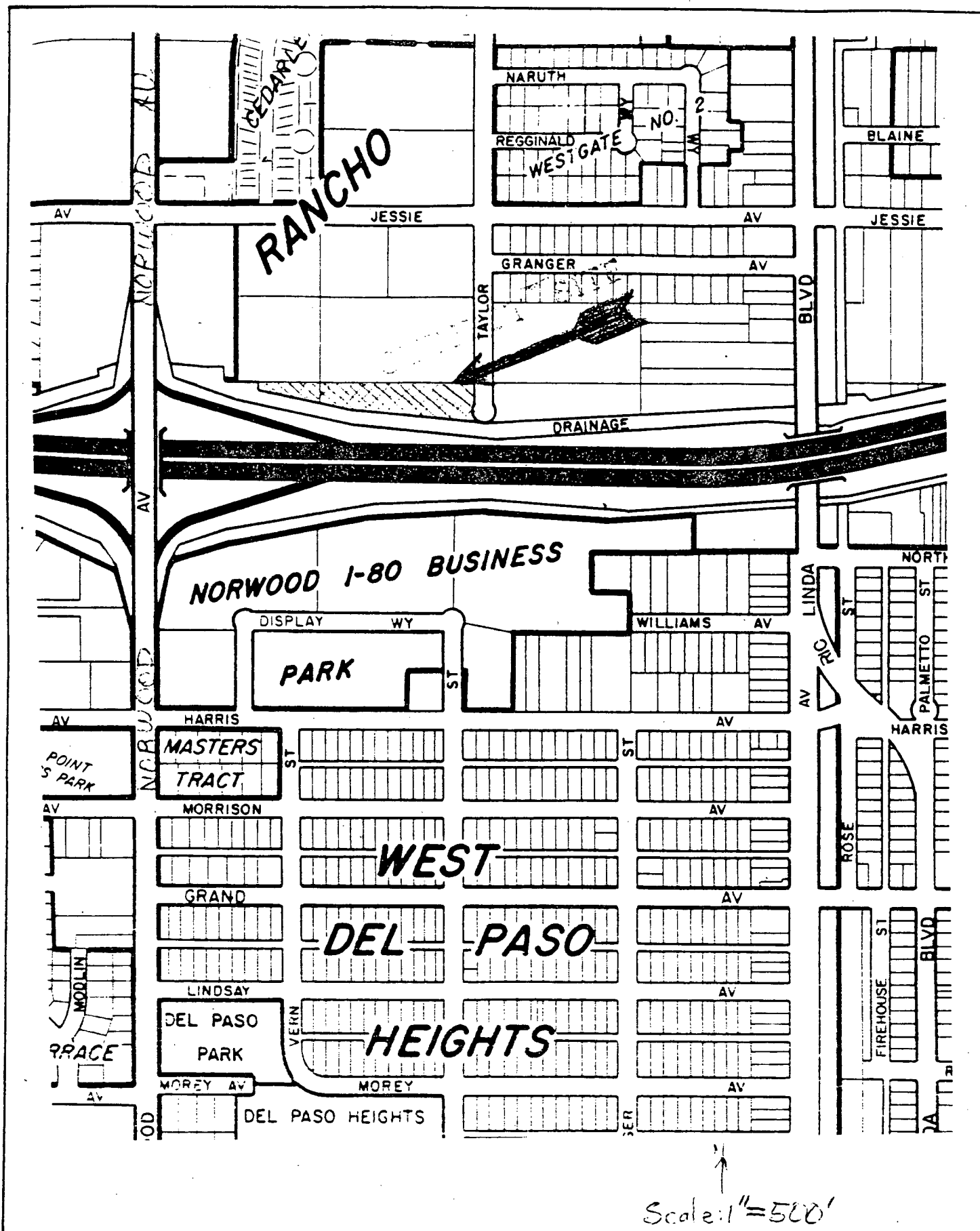
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17. Construct cul-de-sac with a 40 foot radius and full improvements.
18. Construct frontage improvements to City standards.
19. Heating and cooling mechanical equipment shall be screened to not be visible off-site.
20. The manager's quarters shall be constructed with a mix of exterior wood siding and stucco. Stucco shall be colored to match the mini-storage complex wall color. Detailed revised elevations shall be reviewed and approved by the Planning staff for the manager's residence.
21. Fencing adjacent to Taylor Street frontage shall be decorative wrought iron, no higher than seven feet with no barbed wired or other type of protective wiring placed on it.
22. Use of constatine razor ribbon and barbed wire is prohibited along all fencing.

Findings of Fact - Approval

1. The project is based upon sound principles of land use in that:

Adequate building setback and buffer along the north, residentially designated property will buffer commercial storage activities immediately adjacent to residentially proposed property.
2. The project will not be detrimental to the public safety, health or welfare and result in the creation of a public nuisance in that:
 - a. Provision of a landscape buffer between residential uses to the north and freeway to the south will not adversely affect residents.
 - b. The proposed use, as conditioned, is compatible with the planned development of multiple family uses to the north and east.
3. The project is consistent with the City General Plan which designates the site for Heavy Commercial uses and is consistent with the policy to buffer residential uses from commercial uses and Goal A (pages 2-10 General Plan) to "Improve the Quality of Residential Neighborhoods City-wide by protecting, preserving and enhancing their character".



Scale: 1" = 500'

VICINITY MAP

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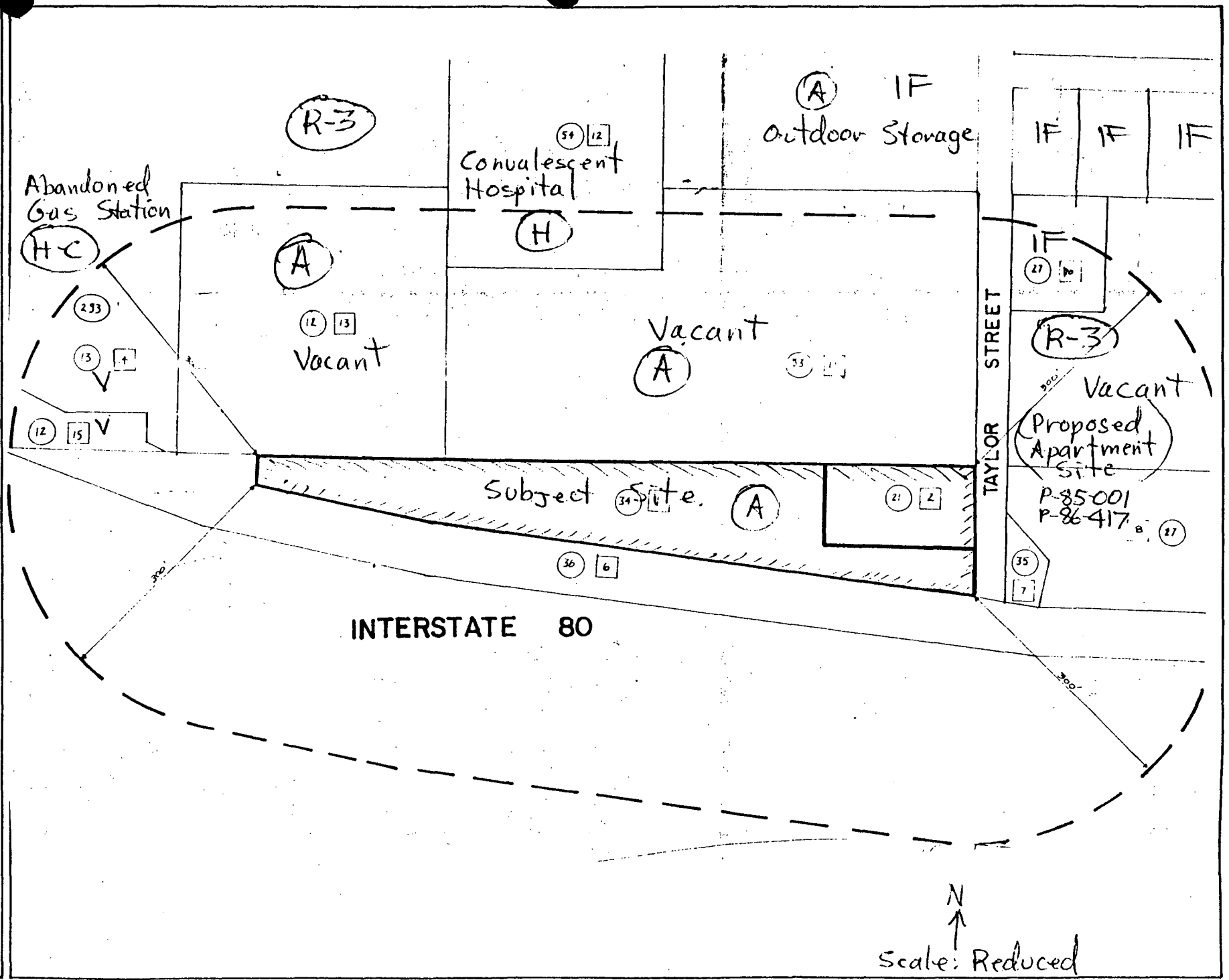
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P-88-318

LAND USE & ZONING MAP

~~10-1-89~~
11-16-89

atkins



88086

EXHIBIT A

PROPOSED LEGAL DESCRIPTION

PARCEL 4 AS SAID PARCEL 4 AS SHOWN IN RECORD OF SURVEY
FILED MAY 14, 1987 IN BOOK 42 OF SURVEYS AT PAGE 5
RECORDS OF SACRAMENTO COUNTY.

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The land referred to in this Report is situated in the State of California, County of Sacramento, and is described as follows:

PARCEL NO. 1:EXISTING LEGAL DESCRIPTION

A portion of those certain parcels of land in Lots 57 and 58, as said lots are shown on the "Map of Subdivision of Section 11 Rancho Del Paso", filed April 18, 1913, in Book 14 of Maps, Map No. 5, records of Sacramento County, described as follows:

BEGINNING at a point in the Northerly line of said lot 58, distant N. 89° 30' 42" W. 200 feet from the Northeast corner of said lot 58, THENCE from said point of beginning S. 00° 18' 24" E. 100.00 feet; thence S. 89° 30' 42" E. 200.00 feet to a point in the center line of Taylor Street; thence along said line S. 00° 18' 24" E. 58.74 feet; thence leaving said line N. 82° 43' 15" W. 685.04 feet to a point distant 242.85 feet Northerly, measured at right angles, from the "A" line of Engineer's Station "A" 549+15.77 of the Department of Public Works Survey on road 03- Sac -880, Post Mile 0.0/9.0; thence N. 78° 55' 24" W. 220.00 feet; thence N. 02° 00' 00" E. 37.31 feet to a point in the Northerly line of said Lot 45; thence along the Northerly line of said Lots 57 and 58, S. 89° 30' 42" E. 693.30 feet to the point of beginning; containing 1.6 acres, more or less.

All distances are ground distances and all bearings are on the California Coordinate System, Zone 2.

PARCEL NO. 2:

The East 200 feet of the North 100 feet of lot 58 of Subdivision of Section No. 11 of the Rancho Del Paso, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on April 16, 1913, in Book 14 of Maps, Map No. 5.

P-88-318
 SCHEDULE A
 CLTA Preliminary Report
 1-1-84

11-16-89
~~10-12-89~~
 P88318

item 5
 STEWART TITLE
 GUARANTY COMPANY

JTS ENGINEERING, CONSUL
808 J STREET
SACRAMENTO CALIFORNIA
(916) 441-6708

P-88-318

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INTERSTATE 80

TAYLOR STREET

EXHIBIT B

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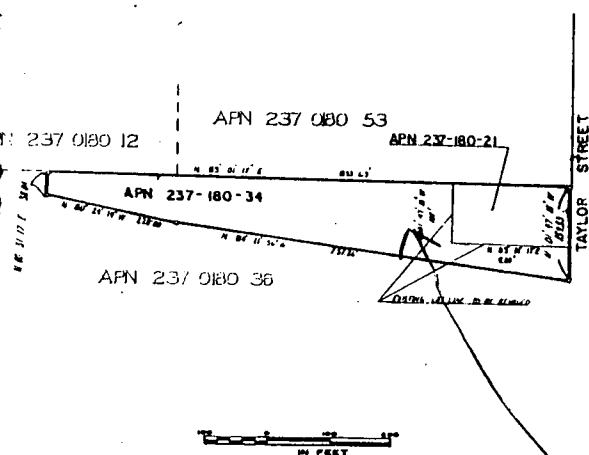
Lot Line to be
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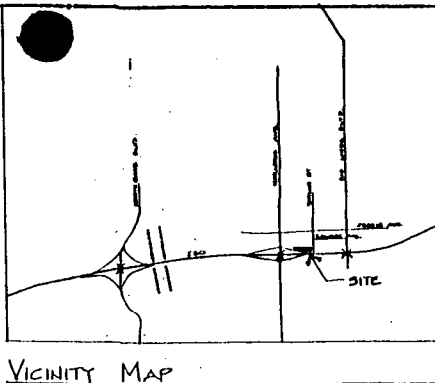
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Property to be rezoned
To M-1(R) or C-4(R)
From Agriculture



VICINITY MAP

OWNER
MARK STEINER, ET AL
POST OFFICE BOX 409
MENDOCINO, CA 95658
(916) 637-5167

DEVELOPER
MARK STEINER
STEINER DEVELOPMENT
POST OFFICE BOX 409
MENDOCINO, CA 95658
(916) 637-5167

ENGINEER
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814
(916) 441-8708

ASSESSOR'S PARCEL NUMBER
237-180-11 7 237-180-3

EXISTING ZONING - AGRICULTURE

PROPOSED ZONING - INDUSTRIAL

PRESSENT USE - VACANT

PROPOSED USE - MINI-STORAGE

IMPROVEMENTS
PROMISED STREET IMPROVEMENTS,
CURB, GUTTER & SIDEWALK ALONG TAYLOR ST.

SCHOOL DISTRICT
GRANT JOINT UNION HIGH SCHOOL DISTRICT
ACREAGE - 2.112 AC.

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	PACIFIC GAS & ELECTRIC	886-3273
ELECTRICITY	S. M. U. D.	732-4138
TELEPHONE	PACIFIC BELL	811-0030
WATER	CITY OF SACRAMENTO	949-5873
SEWER	CITY OF SACRAMENTO	949-5873
DRAINAGE	CITY OF SACRAMENTO	949-5873
UNDERGROUND RAILROAD ALERT		800648-2444
FIRE	CITY OF SACRAMENTO	527-2312

EXISTING LEGAL DESCRIPTION

PARCEL NO. 11

A portion of those certain parcels of land in Lots 57 and 58, as said lots are shown on the "Map of Subdivision of Section 11 Rancho Del Paso", filed April 18, 1913, in Book 14 of maps, Map No. 3, records of Sacramento County, described as follows:

BEGINNING at a point in the westerly line of said lot 58, distant N. 89° 30' 42" W. 208 feet from the Northwest corner of said lot 58, thence from said point of beginning S. 89° 18' 31" E. 100.00 feet; thence S. 89° 30' 42" E. 100.00 feet to a point in the center line of Taylor Street; thence along said line S. 89° 18' 31" E. 28.74 feet; thence leaving said line S. 89° 42' 11" N. 651.84 feet to a point distant 312.85 feet westerly, measured at right angles, from the "A" line of Engineer's Station "A" 54915.77 of the Department of Public Works Survey on road 02-800-020, Post Mile 0.678/0.4; thence N. 78° 55' 24" W. 228.48 feet; thence N. 82° 00' 00" E. 27.31 feet to a point in the westerly line of said lot 57; thence along the westerly line of said lots 57 and 58, S. 89° 30' 42" E. 625.30 feet to the point of beginning, containing 1.4 acres, more or less.

All distances are ground distances and all bearings are on the California Coordinate System, Zone 2.

PARCEL NO. 11

The East 200 feet of the North 100 feet of lot 58 of Subdivision of Section 11 of the Rancho Del Paso, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on April 18, 1913, in Book 14 of Maps, Map No. 3.

PROPOSED LEGAL DESCRIPTION

PARCEL 4 AS SAID PARCEL 4 AS SHOWN IN RECORD OF SURVEY FILED MAY 18, 1947 IN BOOK 41 OF SURVEYS BY PAGE 3 RECORDS OF SACRAMENTO COUNTY.

REZONE
EXHIBIT C

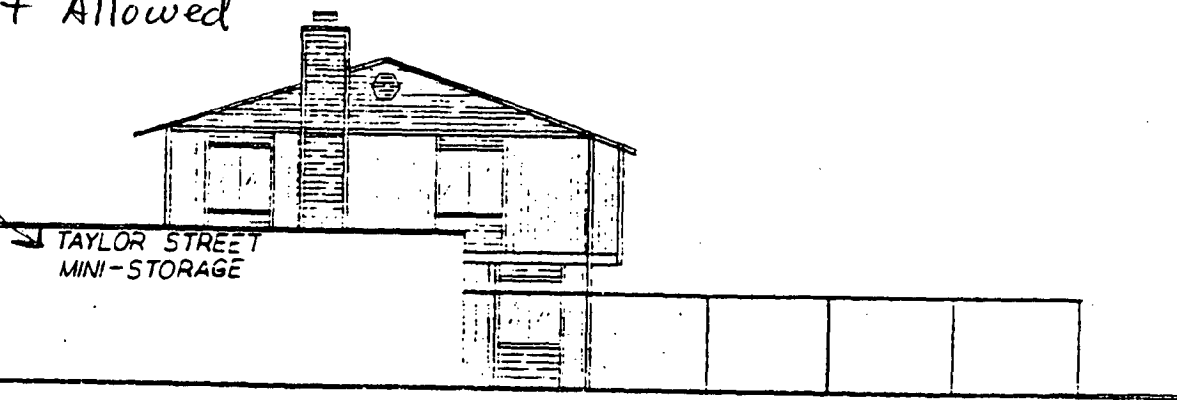
DESIGNER JTS ENGINEERING CONSULTANTS, INC. 1003 J STREET SACRAMENTO, CALIFORNIA 95814 (916) 441-8708	SCALE 1" = 20'	NO. DATE	REVISION	COUNTY APPROVAL	BY	LOT MERGER & REZONE EXHIBIT FOR 4051 TAYLOR ST.	DATE JUN 1989 SHEET 1/1 OF
DESIGNED	DRAWN	CHECKED	SUBMITTED				

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Freeway Oriented Sign
Not Allowed

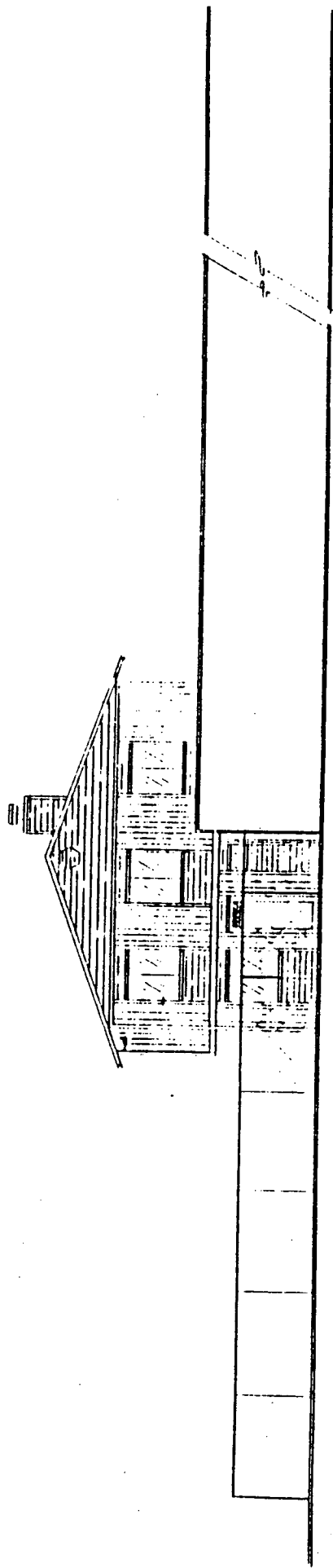
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SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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NORTH ELEVATION

SCALE

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EAST ELEVATION

SCALE 1/8" = 1'-0"

JTS ENGINEERING
CONSULTANTS, INC.

811 J STREET
SACRAMENTO, CA 95814-2572
(916) 441-8708
ENGINEERING FOR PUBLIC WORKS & INDUSTRY

EXHIBIT D

RECEIVED
JUN 13
Planning and Design

June 11, 1987

Job Number: 85-033

HAND DELIVERED

City of Sacramento Planning Department
Advanced Planning
1231 I Street, Suite 300
Sacramento, CA 95814

ATTN: MR. MICHAEL LAKE

RE: 4051 TAYLOR ROAD - APN: 237-180-021 & 034

Dear Mr. Lake:

On behalf of Mr. Mark Steiner and Mr. Jerry Pearson, the property owners, we hereby request that the property at 4051 Taylor Road at Interstate 80 (assessor's parcel numbers 237-180-021 & 034) be changed from Medium Density Residential to Heavy Commercial or Warehouse in the North Sacramento Community Plan and the 1986-2006 Sacramento General Plan, and the property be rezoned to reflect this change.

We feel that this location is more appropriate for Industrial uses for the following reasons:

1. The property is immediately adjacent to Interstate 80. This would put in in an area of loud noise, since the living units would be at freeway level or above. To mitigate the noise problem would require additional building material which in turn would raise the cost of construction and consequently raise the cost of the units beyond the market value for this parcel. A copy of the noise study is attached herewith.
2. The property being right along the freeway and close to the Norwood intersection makes it conducive for a mini warehouse site which our

Mr. Michael Lake
City of Sacramento Planning Department
June 11, 1987

4051 Taylor Road

Page Two

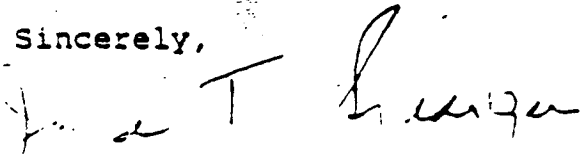
client proposes to build on the site. Such a use is needed in the growing area and, if properly designed, would be an asset to the surrounding residential area. It would be a buffer from a noise and aesthetic point of view, from the freeway and the drainage canal. A mini warehouse facility on the site would also provide a flood barrier between the drainage canal and residential uses that are planned to be built on the other properties.

In conclusion, we believe that a mini warehouse at this location would meet the following goals and policies of the North Sacramento Community Plan:

- a. Provide the opportunity to serve highway oriented uses where appropriate;
- b. Encourage land uses which will enhance economic vitality of the community;
- c. Adopt a land use plan which designates areas for suitable land uses consistent with their constraints;

Your help in accomplishing this request is greatly appreciated. If you have any questions or comments, please feel free to contact me.

Sincerely,


JAVED T. SIDDIQUI, P.E.
JTS ENGINEERING CONSULTANTS, INC.

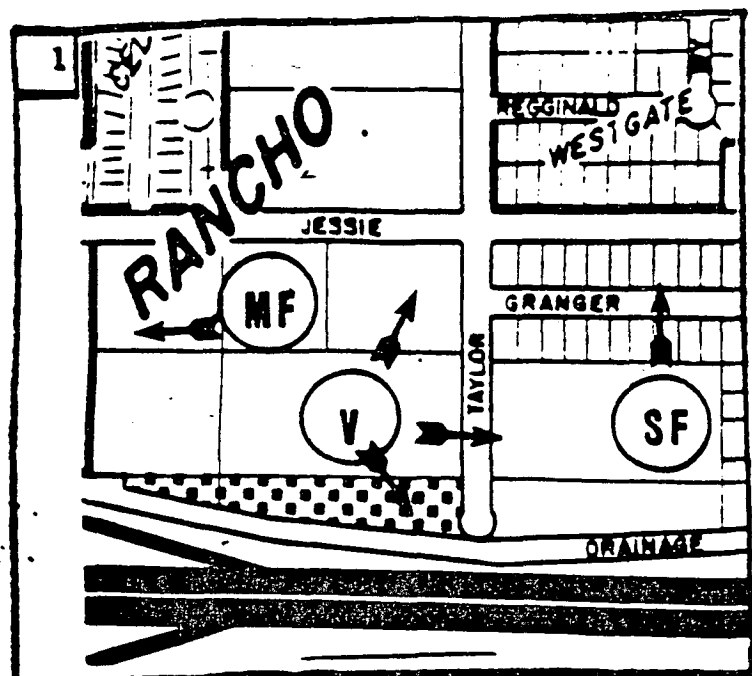
JS/mmrm
Enc.

cc: Mark Steiner

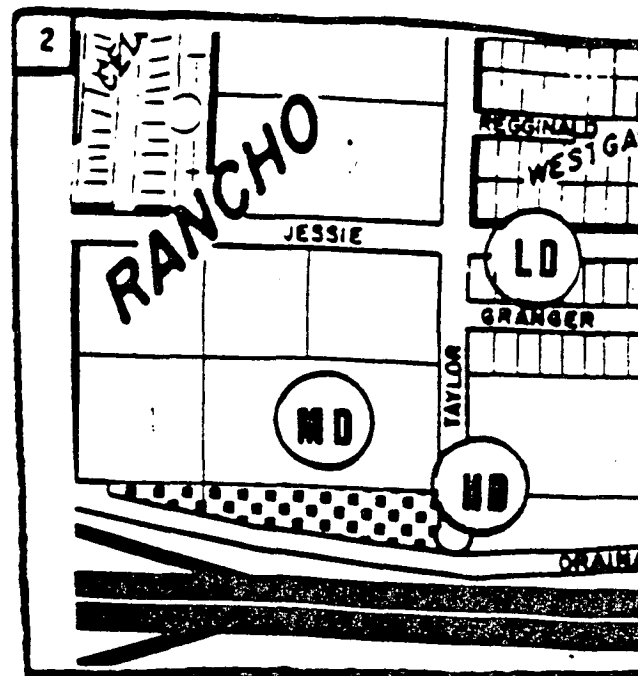
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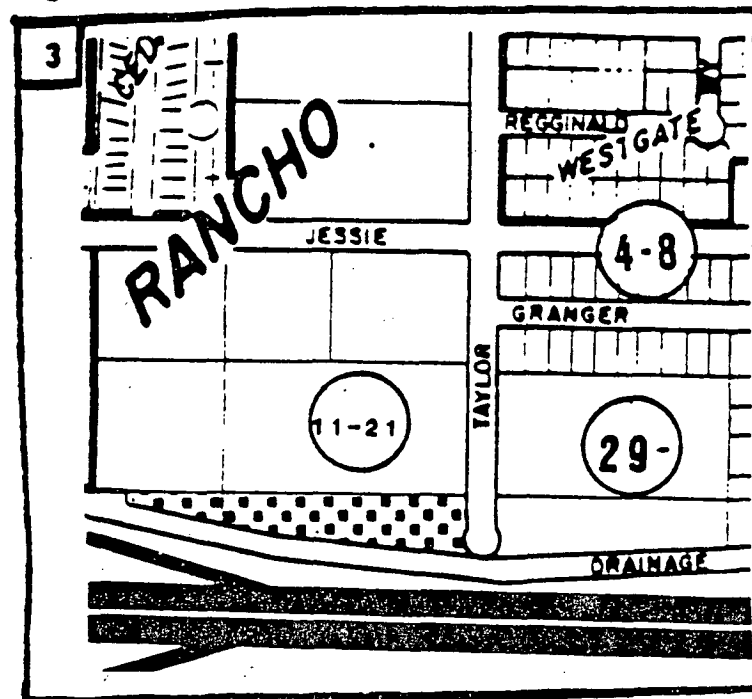
item $\frac{4}{5}$ JTS



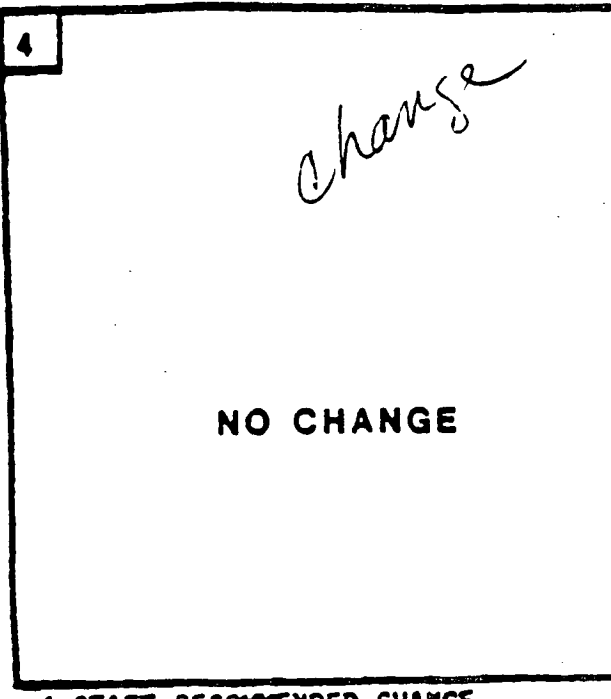
1-EXISTING LAND USES



2-DEC 86 PROPOSED GENERAL PLAN



3-POST 76 COMMUNITY PLAN



4-STAFF RECOMMENDED CHANGE

PROPERTY OWNER: M. Steiner & J. Pearson
 REQUESTED USE CHANGE: (APN 237-180-021,034)
 GP from: MD to: HC
 CP from: Res 11-21 to: IN
 (Site is 2.1± acres)

REASONS:

The property owner wants to develop the site into a mini storage facility.

STAFF COMMENTS:

- The property is currently vacant and located adjacent to a 4 acre vacant parcel.
- The site is long and narrow and located directly adjacent to I-80

(OVER)

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- The property does not have direct access to a major street. Consequently, access to the proposed mini storage facility must go through an area designated for future residential development.
- The site is located adjacent to an undeveloped large (4 acre) parcel, and the potential still exists for both of these properties to be developed into one project as currently allowed by the community plan. The site would be appropriately used for parking in conjunction with the multiple family development.
- It is premature to consider the proposed land use until all other alternatives have been exhausted.
- There currently exist many residential developments that have suitably mitigated noise problems.

STAFF RECOMMENDATION: No change recommended.

CPC RECOMMENDATION:

RECOMMENDED APPROVAL OF APPLICANT'S REQUEST
 CC ACTION: APPROVED CHANGE FROM RES 11-21 DU/UA
 TO IN FOR THE NORTH SACRAMENTO COMMUNITY
 PLAN, AND FROM MD TO HC FOR THE
 GENERAL PLAN.

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Item 5

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 13 1989

RECEIVED

November 2, 1989

Mr. Dan Hendrycks

Associate Planner

City Planning Division, City of Sacramento

1231 I Street, Room 200

Sacramento, CA 95814-2998

Re: Public Notice

Rezoning Application P88-318.

Dear Mr. Hendrycks:

162 patients

Sutter Health Services currently operates the Sutter Oaks Alzheimer Center at 500 Jessie Avenue. Properties adjacent to the existing facility were purchased with the intent to expand this unique and vital service to the Sacramento Community.

Sutter Health services expresses its objections to the granting of a rezoning of property currently zoned Agriculture (A) to Light Industrial (M-1) or to Heavy Commercial Review (C-4-R). Development of the property for use in either category presents a hazard to residents in

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the area. Approval of an industrial or commercial use on a dead end street with limited access through a pre-dominantly residential area cannot be considered an appropriate planning decision.

The proposed use for mini-storage units at 4051 Taylor Street has the potential to add patient safety, security and noise risks to the neighborhood.

Particular concern is expressed about the traffic hazard that is created on Jessie Avenue and Taylor Street for patients and the residents or future residents of the area. Based on current street configuration and Interstate 80 Interchange locations, it is reasonable to assume that virtually all of the traffic will travel east on Jessie from Norwood to Taylor Street. This traffic will travel directly in front of the Sutter Oaks Alzheimer Center and the Glenwood Manor Convalescent Hospital. This traffic is a hazard to wondering patients who are diminished in capacity to respond to the danger of moving vehicles.

Also to be considered is the hazard to future residents of the surrounding properties zoned R-3.

Mini-storage units are considered an "attractive nuisance". They invite felonious activity. Mini-storage units, accessible 24 hours, invites noisy night traffic through what should be a quiet healthcare zone. Drivers, inexperienced in either towing trailers or driving rented trucks, are being invited to travel the limited capacity

streets.

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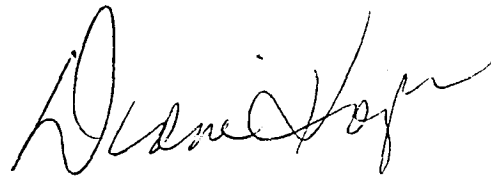
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It is recommended the application for rezone be denied. It is recommended that the application for negative declaration be denied. This action is requested for the protection of the current and future residents of the area.

Should any questions arise, please call Patrick Idler, Director of Facilities Development, (916) 733-3820, Ext. 8570.

Sincerely,



Diane Hoyt

Administrator

Sutter Oaks Alzheimer Center

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