

Supplemental Material

For

City of Sacramento Planning Commission

Agenda Packet

For the Meeting of: January 13, 2011

- X Additional Material**
- Revised Material

TITLE: 8151 SHELDON COMMERCIAL REZONE (P10-060) PUBLIC COMMENTS

Attached are letters of opposition and e-comments submitted by property owners who received the notification of the public hearing. In their statements, the property owners oppose the rezone citing:

- General negative impacts of commercial development
- Negative affect on property value
- Increase in noise and pollution
- Increase in traffic that would affect safety on the streets
- Increase in crime/loitering
- Loss of privacy

Staff has reviewed the comments and maintains its recommendation that the Planning Commission forward the requested entitlements to the City Council with a positive recommendation. Staff recommends approval as:

- The rezone will affect only 3.8 acres of the former 20 acre 8151 Sheldon project site. The remainder of the site will remain residential with an approved Tentative Map for Single-Family housing. The area to be rezoned is not directly adjacent to any of the developed lots in the subdivision to the west.
- The site is being Rezoned with a "R" Plan Review designation that will require

staff review and a public hearing for any future development.

- Development of the site will comply with the Zoning Code in all respects, including the requirement to construct a 6-foot solid wall adjacent to any residentially zoned parcels.
- Access to the site will be via Sheldon Road or West Stockton Boulevard only, no connections will be provided to local residential streets.
- The proposal has been analyzed by Environmental Services and the Department of Transportation and it has been determined that the project will not generate any new traffic, noise, or air quality impacts.

Contact Information: Antonio Ablog, Associate Planner 808-7702

Community Development Department
City of Sacramento California
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

January 7th, 2011

RE: PROJECT P10-060 8151 SHELDON COMMERCIAL REZONE

Attn: Mr. Antonio Ablog,

We are writing this letter with respond to a letter that we received from the Community Development Department regarding project P10-060 at 8151 Sheldon. We strongly object the proposal of rezoning this area from residential to commercial. Our community neighbors and residents near this proposed site are extremely concerned with a zone change. This change will bring unforeseen and unneeded change and force current residents to deal with negative impact or we maybe even be forced to move from this area which is unfair and unwarranted. This change will bring increased vehicles and noise pollution. An additional volume of vehicles in our opinion make the area more dangerous for our children and the residents living nearby. Currently, for the past 6 months we have 4 buglaries (that I know of) in our neighborhood. With the increase in unwanted activities might invite additional negative impact on our community.

Thank you for your attention to this matter. I am hopeful that the City Council and Planning examines the big picture and with this zone change will have a devastating effect on our lives and our privacy. I urged you to deny the rezoning and this proposal and please give serious consideration to the opinions of this neighboring community.

Sincerely,

Very Concern Residents at Praline Way & Donson Way

Community Development Department
City of Sacramento California
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Attn: Mr. Antonio Ablog

January 7th, 2011

RE: PROJECT P10-060 8151 SHELDON COMMERCIAL REZONE

Dear Sir,

I am writing this letter with regard to project P10-060 proposing to rezone from residential to commercial at 8151 Sheldon. I strongly object this proposal because a zone change or modification brings unforeseen and unneeded change, lowers property values and forces current residents to deal with negative impact. Myself and many neighbors are extremely concerned with the increase traffic and noise, unwanted activities which ultimately reduce our personal and property privacy. We are also extremely concern for the safety of our children and adults in the neighborhood with the increased traffic and activities with the proposed rezoning.

I strongly urge you to refuse this proposal and please give serious thought and consideration to the views and opinions of this neighboring community.

Sincerely,

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Community Development Department
City of Sacramento California
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

January 6th, 2011

RE: PROJECT P10-060 8151 SHELDON COMMERCIAL REZONE

Dear Mr. Antonio Ablog,

Thank you for your letter dated December 28th, 2010 in which you informed me of the above planning application. I am replying to strongly object this proposal as alterations may mean reducing my privacy and the privacy of the rest of the adjacent residents. Firstly, residents moved into this area with the knowledge that 8151 Sheldon is proposed to be a residential area. I am very concerned with the commercial rezoning project it would increase traffic congestions. I am also afraid of the safety of children and adults in the neighborhood with the increase traffic and activities with the proposed rezoning. I strongly object the rezoning because current traffic situation will become worse, increased noise, increased lighting, and less privacy and will have a negative impact on all the surrounding properties.

I imagine you will receive similar objections from other residents living nearby and I plead you will refuse this proposal of commercial rezoning. Please receive this letter as an official objection to this proposal and keep us informed of the outcome.

Sincerely,

Mei Mah

Antonio Ablog

From: Ben Vogt [p999162004@yahoo.com]
Sent: Wednesday, January 12, 2011 9:36 PM
To: Antonio Ablog
Subject: I opposed to this project . I live on 7901 Praline Way.

I live on 7901 Praline Way. My name is Benjamin Vogt. I think having the zone change to industrial would be a blow to the homeowner's property value in the neighborhood. I think its too close to my house I have 2 children under 5. I dont want the increase in traffic and construction. This could also pose the possibility of more crime if the zone were to become industrial. Along with the crime, more people could loiter in our neighborhood. I think the city should not vote yes. I want to be in person to oppose. But I have a meeting in Bay Area tommorrow. IF I can make it I would oppose it. My number is 9165095307. Please dont let this happenend to this neighborhood!

Planning Commission eComments for 1/13/11

Item	Name	Neighborhood	Position	Comment	Received
6. P10-060 - 8151 Sheldon Commercial Rezone (Noticed on 1/3/11)			Oppose	Our family house is on Donson Ct street. We believe the commercial zone is the worst idea at this area. When this area becomes a commercial area? any persons can invade to our backyards. Now? our backyards are covered by 6 foot wood fences? that's easy for burglars to climb to our houses. We do not feel safe at our own houses. if any business is built at behind of our backyard.	1/8/2011
Print Materials	Sac County		Oppose	Our family house is on Donson Ct street. We believe the commercial zone is the worst idea at this area. When this area becomes a commercial area? any persons can invade to our backyards. Now? our backyards are covered by 6 foot wood fences? that's easy for burglars to climb to our houses. We do not feel safe at our own houses. if any business is built at behind of our backyard.	1/8/2011

