

STAFF REPORT AMENDED 10-14-82
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Murray Smith Assoc. - 3020 Explorer Drive, Sacramento, CA 95827
OWNER Collin & Lenore Case - 4420 Northgate Boulevard, Sacramento, CA 95834
PLANS BY Murray Smith Assoc. - 3020 Explorer Drive, Sacramento, CA 95827
FILING DATE 9-10-82 50 DAY CPC ACTION DATE _____ REPORT BY: SD:sq
NEGATIVE DEC 10-4-82 EIR _____ ASSESSOR'S PCL. NO. por of 237-031-27

- APPLICATION: 1. Environmental Determination
2. Variance to reduce the required 25' landscaped setback to 15' in the Light Industrial M-1(S) zone

LOCATION: 4420 Northgate Boulevard

PROPOSAL: The applicant proposes to establish a credit card operated refueling facility in the M-1(S) zone and requests the entitlements necessary to reduce the 25' landscaped setback required in the M-1(S) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
Existing Zoning of Site: M-1(S)
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:
North: Industrial; M-1(S)
South: Single family residence; M-1(S)
East: Drainage canal; F
West: Industrial park; County

Parking Required:	0 spaces	Parking Provided:	0 spaces
Property Dimensions:	Irregular	Property Area:	0.59± acres
Square Footage of Building:	150 sq. ft.		
Significant Features of Site:	Irregular shape; 26'± Reclamation District easement		
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	To be provided		
Exterior Building Colors:	Earthtone		
Exterior Building Materials:	Concrete block		
Hours of Operation:	24		
Employees Per Shift:	0 (site maintenance only)		

STAFF EVALUATION Staff has the following comments with regard to this project.

1. The subject site is an irregularly shaped, narrow parcel located along the eastern side of Northgate Boulevard and north of I-880. It is directly across from the Northgate Industrial Park which is located in the County. The applicant is proposing to establish a card operated refueling site primarily serving truck fleets of firms located in the immediate vicinity. There will be no regular employees on the site since the service will be fully automated. The facility will operate on a 24 hour basis.

000810

APPLC. NO. 82-217

MEETING DATE October 14, 1982

CPC ITEM NO. 14

2. The applicant is requesting to reduce the required 25' landscaped setback to 15' because of the irregular shape of the parcel and the location of a 25±' wide Reclamation District easement along the eastern property line; staff supports this request. The site is shallow in depth and is difficult to develop without intruding into the front yard setback area.
3. The applicant also proposes a future storage area at the northern-most portion of the site. This area will be surfaced. All uses in the M-1(S) zone must be enclosed by a fence or wall in order to screen the activities from the public right-of-way. The applicant proposes a chain link fence around the entire site. Staff feels that a solid masonry type wall would provide a better screen along the westerly property line which is adjacent to Northgate Boulevard.
4. A six foot high masonry wall is required between residential and non-residential uses. Therefore, the applicant is required to install a 6' high wall of masonry or similar material located between the refueling area and the existing residence. This wall should not encroach in the front yard setback. Design of the walls and building materials should be approved by the Planning Director prior to issuance of building permits.
5. The applicant has submitted a conceptual landscaping plan which includes a 15 gallon tree and 1 and 5 gallon shrubs. Staff finds the concept acceptable. Detailed landscaping and irrigation plans must be reviewed and approved by the Planning Director prior to issuance of building permits.
6. The project was routed to the City Traffic Engineer. Traffic suggested that any gates along entrance or driveways be set back 20' from the public right-of-way.
7. Staff wishes to remind the applicant that if any landscaping is located in the public right-of-way, a revocable permit must be obtained from the City Engineer.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the variance to reduce the landscaped setback to 15' subject to conditions and based on findings of fact to follow.

Conditions

- *a. ~~The applicant shall erect a 6' high wall of masonry or similar material. Said wall shall be located as per exhibit B. Design and building materials shall be subject to review and approval of the Planning Director prior to issuance of building permits. (amended by CPC)~~
- b. Chain link fencing shall be located as per exhibit B and indicated on the building permit plans.
- c. Detailed landscaping and irrigation plans shall be submitted for review and approval of the Planning Director prior to issuance of building permits. One and 5 gallon shrubs and 15 gallon trees shall be used throughout the landscaped area.

*See page 3

- d. The applicant shall comply with the Traffic Engineer's requests that all gates be set back a minimum of 20' from the public right-of-way.

***See below*

Findings of Fact

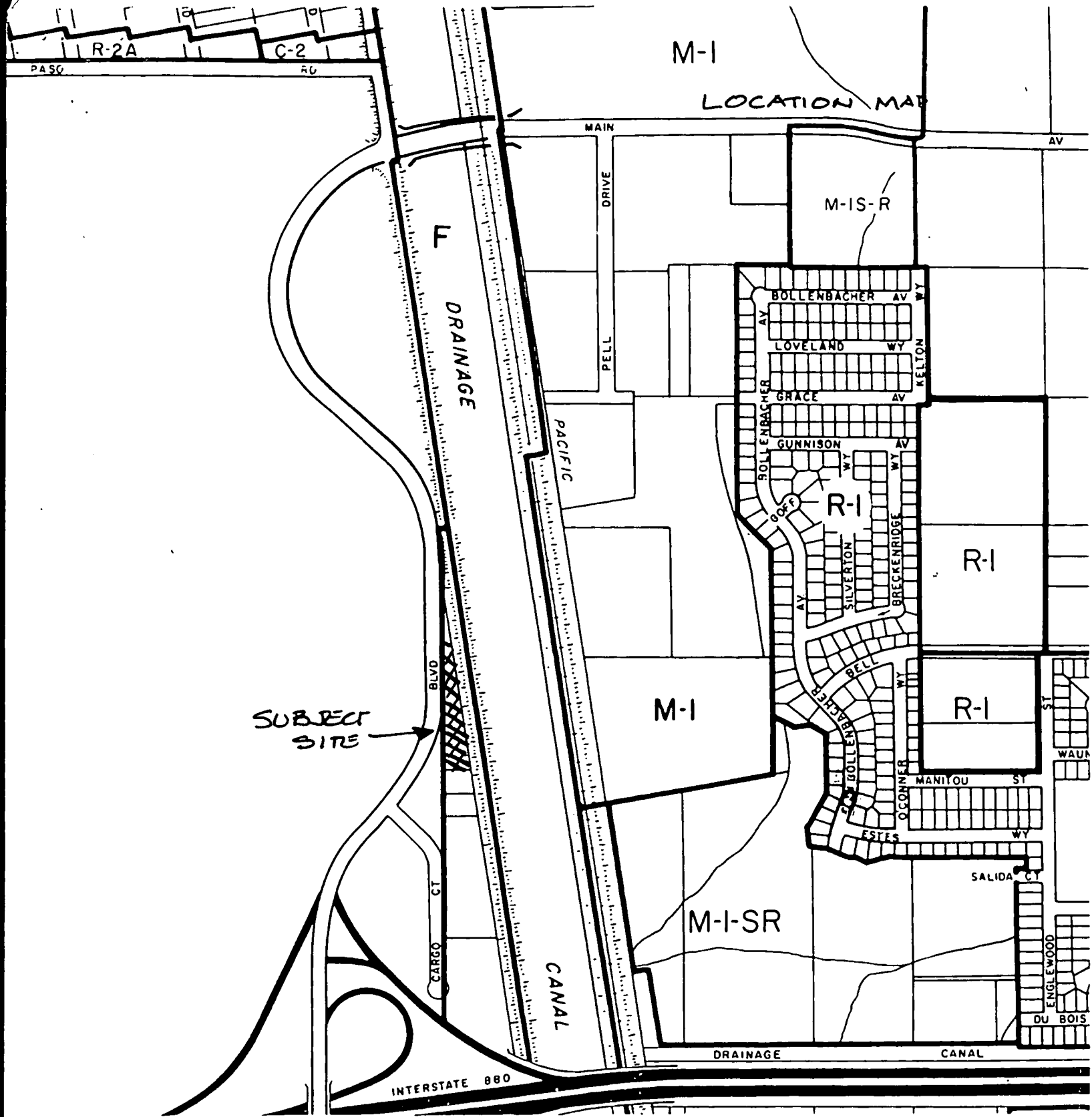
- a. Granting the variance does not constitute a special privilege in that the site is irregularly shaped, narrow, and has a non-buildable easement located on it. Any owner facing such circumstances would be granted the request.
- b. The request is not a use variance in that service stations and storage are allowed in the M-1 zone.
- c. The project, as conditioned, will not constitute a disservice to the community in that the site will be adequately screened with landscaping and walls.
- d. The project is in conformance with the 1974 General Plan which designates the site for industrial uses.

**CPC amended condition "a" as follows:*

- a. Applicant shall construct appropriate visual barrier within the 15' landscaping area to buffer the proposed use from the public right-of-way. Said barrier to be worked out between the developer and staff.*

***CPC added condition "e" as follows:*

- e. The existing directional subdivision sign shall be removed prior to issuance of building permits.*



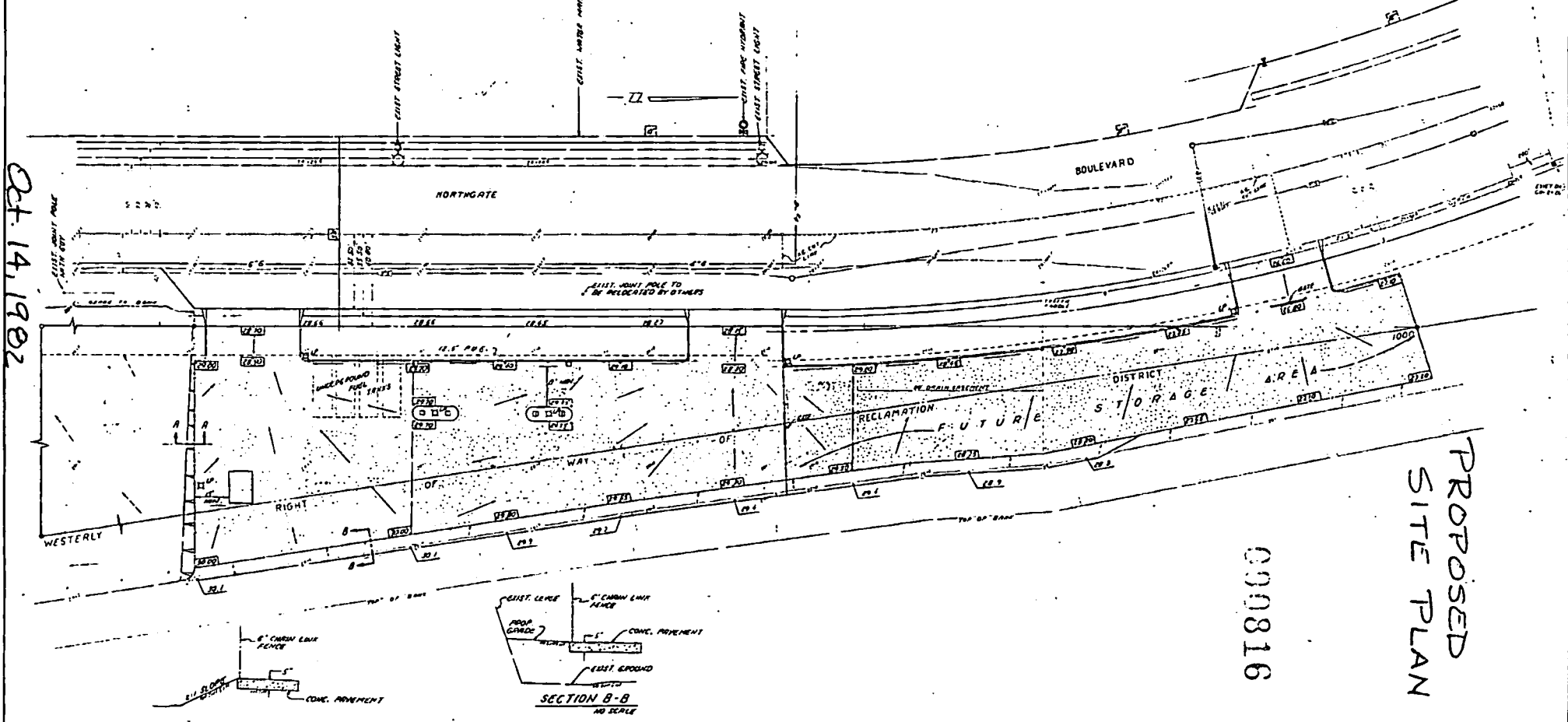
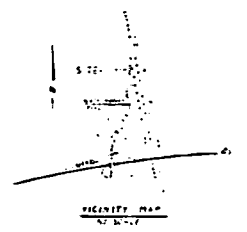
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P-02217

Oct. 14, 1982

No. 14

EXIST. DRAIN LINE	---	EXIST. GROUND ELEV.	---
EXIST. SEWER LINE	---	PROP. GROUND ELEV.	---
DRAIN LINE	---	PROP. CONCRETE ELEV.	---
SEWER LINE	---	PROP. PAVEMENT ELEV.	---
PROP. DROP INLET	□	PROP. PAD ELEV.	---
EXIST. MANHOLE	○	PROP. FINISH FLOOR ELEV.	---
PROP. DROP INLET	■	CUT OR FILL SLOPE	---
PROP. MANHOLE	○	TREE TO BE REMOVED	⊗
GROUND, DRAINAGE FLOW	---	6" BARRIER CURB	---
PAVEMENT, DRAINAGE FLOW	---	4" CHURN LIME FENCE W/ REDWOOD SLATS	---



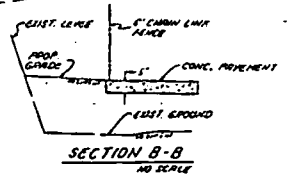
Oct. 14, 1982

No. 14

PROPOSED
SITE PLAN

000816

SECTION A-A
NO SCALE



SUBMITTED BY:
Chapman & Smith
ENGINEERS
ASSOCIATES

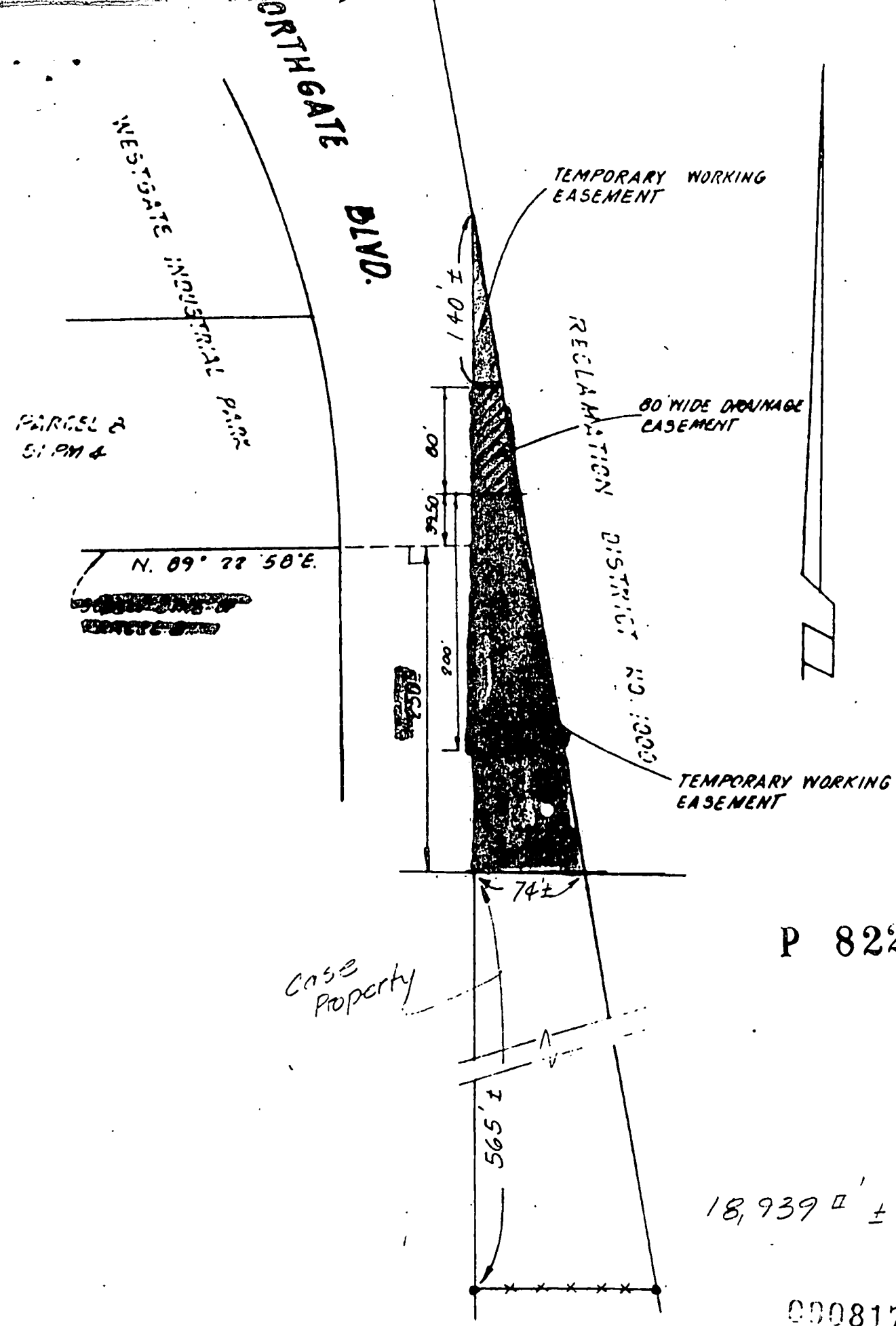
NO.	DATE	DESCRIPTION

BENCH MARK
ELEVATION: 122.24

CONSTRUCTION PLANS
COUNTY OF SACRAMENTO, CALIFORNIA
NORTHGATE BOULEVARD

GRADING PLAN

DATE	
SHEET	1
PROJECT NO.	000816



P 82217

18,939 ±

000817

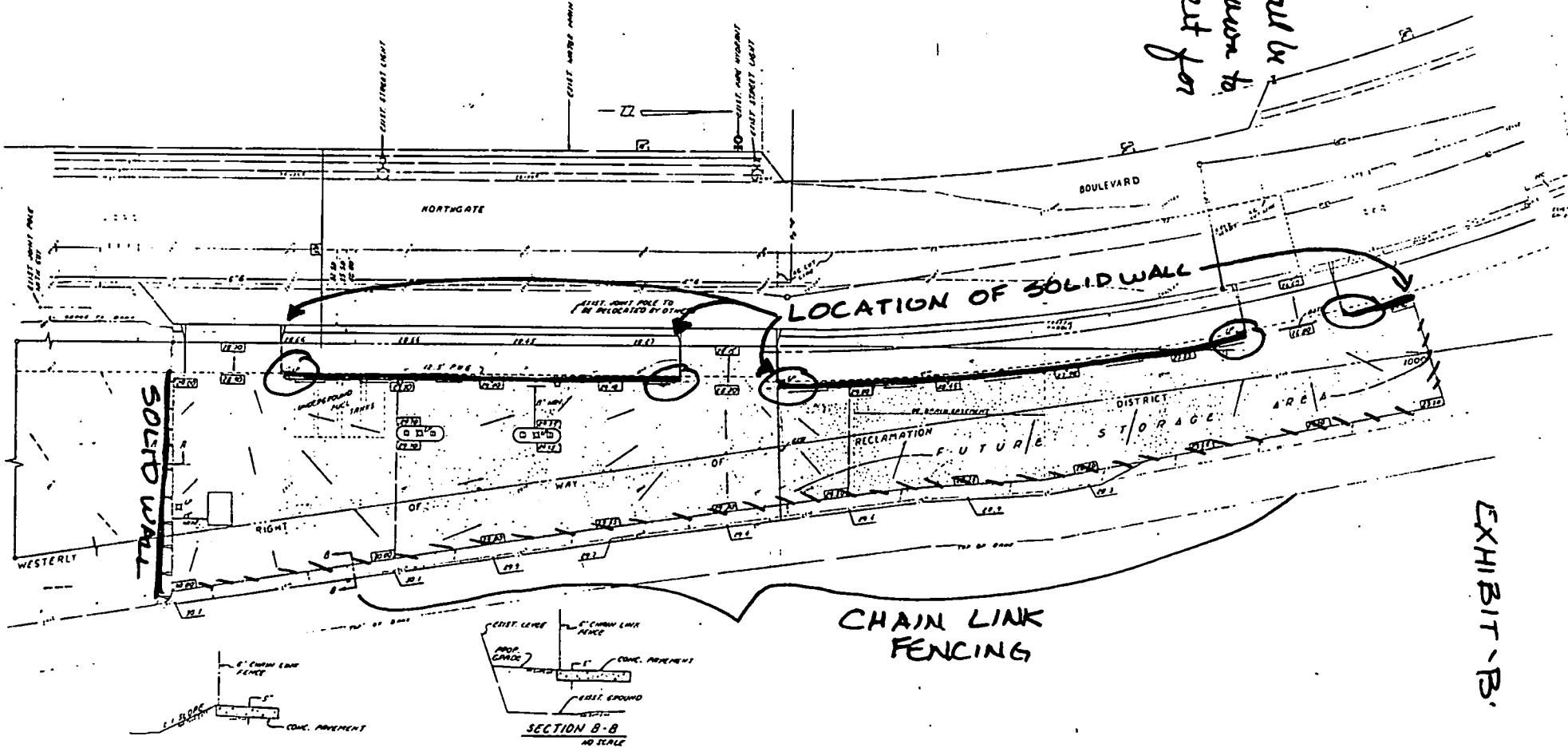
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Oct. 14, 1982

No. 14

EXIST. DRAIN LINE	---	EXIST. GROUND ELEV.	---
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PROP. DRAIN LINE	---	PROP. CONCRETE ELEV.	---
PROP. SEWER LINE	---	PROP. PAVEMENT ELEV.	---
EXIST. DRAIN INLET	⊖	PROP. PAD ELEV.	---
EXIST. MANHOLE	⊙	PROP. FINISH FLOOR ELEV.	---
PROP. DRAIN INLET	⊖	LOT OR FULL SLOPE	---
PROP. MANHOLE	⊙	TO BE REMOVED	---
GROUND, DRAINAGE FLOW	---	6" BARBED CURB	---
PAVEMENT, DRAINAGE FLOW	---	6" CHAIN LINK FENCE W/ REDWOOD SLATS	---

O-area shall be stepped down to three (3) feet for visibility.



SECTION A-A
NO SCALE

SECTION B-B
NO SCALE

SUBMITTED BY: Chapman & Smith ASSOCIATES, ENGINEERING <i>Charles P. Smith</i> REGISTERED PROFESSIONAL ENGINEER No. 10070	BENCH MARK [Symbol]	CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA NORTHGATE BOULEVARD		DRAWN: J.C. CVD DATE:
		GRADING PLAN		SHEET NO. 22 PROJECT NO. 82-001

000818

EXHIBIT - B