

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815		
OWNER	F. A. C. Properties - 2740 Fulton Ave., Suite 130, Sacramento, CA 95821		
PLANS BY	Fab Crete - P.O. Box 2006, Carson City, Nevada		
FILING DATE	10-26-82	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	Ex. 15115 ^a	EIR	ASSESSOR'S PCL. NO. 049-021-35

APPLICATION: 1. Development Plan Review of 2± acres in the General Commercial C-2-R zone (Sec. 13-C).

2. Tentative Map (P82-256)

LOCATION: Southwest corner of Florin Road and Loma Verde Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a commercial (automotive repair center) condominium structure on 2± acres in the C-2-R zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial-Office
1965 Meadowview Community Plan Designation:	Shopping-Commercial.
Existing Zoning of Site:	C-2-R
Existing Land Use of Site:	Automotive center under construction
Surrounding Land Use and Zoning:	
North:	Commercial; C-2
South:	Residential; R-1A
East:	Nursery; C-2
West:	Mini-storage; C-2
Parking Required:	33 spaces
Parking Provided:	79 spaces
Parking Ratio:	1:500 sq. ft.
Property Dimensions:	235' x 384'
Property Area:	2.07± acres
Square Footage of Building(s):	16,500 sq. ft.
Height of Structure(s)	20±' (one-story)
Significant Features of Site:	Adjacent residential
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Concrete tilt-up, metal, plastic, wood
Size of Detached Sign:	6' x 8' (48 sq. ft. - 1 side; 144 sq. ft. - 3 sides)
Height of Sign:	10'
Type of Sign:	3 sided monument sign

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 24, 1982, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the project. The applicant shall satisfy the following condition prior to final map recordation: Pay off existing assessments.

BACKGROUND INFORMATION: The subject site was originally part of a larger rezoning request which consisted of 15± vacant acres. The 4.5± acres fronting on Florin was zoned C-2-R and the remaining area was zoned for apartments. Subsequently Loma Verde, a halfplex subdivision (P-8661) was approved by the Council on December 18, 1979. Loma Verde is located along the southern property line of the subject site, and is the residential portion of the original site. Plans for the subject site were approved by the Commission under the R-review designation on January 10, 1980 (P-8853).

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The applicant is again proposing a single story structure to be used as an automotive center. The use remains the same, and the square footage of the structure is reduced by 5,000 square feet. The modifications from the previously approved site plan consist of the two driveways added at the southern-most property line on Loma Verde and the western-most property line on Florin. The Traffic Engineer has suggested revision of the driveways to make them more workable. Staff has no objection to additional driveways with the incorporation of Traffic Engineer's suggestions. The Traffic Engineer's suggestions entail straightening these driveways.
2. The applicant is proposing one monument sign, 10 feet in height, to be located at the northeast corner of the site. The sign is three sided and the overall size of the sign is 144 square feet. Staff finds the proposed detached sign acceptable as submitted. Since a berming area is required per the original approval, staff suggests that the maximum height of the detached sign (10 feet) be measured from the parking lot grade or sidewalk, whichever is lower. The applicant has indicated a typical attached signage program which complies with the Sign Ordinance in terms of area and location.
3. The applicant is requesting a tentative map to allow individuals to own their particular portion of the structure. The Subdivision Review Committee recommended approval of the map with one condition. Staff has no objection to the map approval.
4. A building permit has been issued for the subject structure. Also, landscape, and irrigation and shading plans have been approved by the staff. However, these plans do not reflect the latest proposal to provide additional driveway access to the rear of the structure. Staff suggests the applicant submit revised landscape and irrigation plans to reflect the driveway modifications on Florin Road and Loma Verde Way.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission:

1. Approve the site plan review subject to modifications which follow.
2. Approve the tentative map subject to the following condition to be completed prior to final map recordation: Pay off existing assessments.

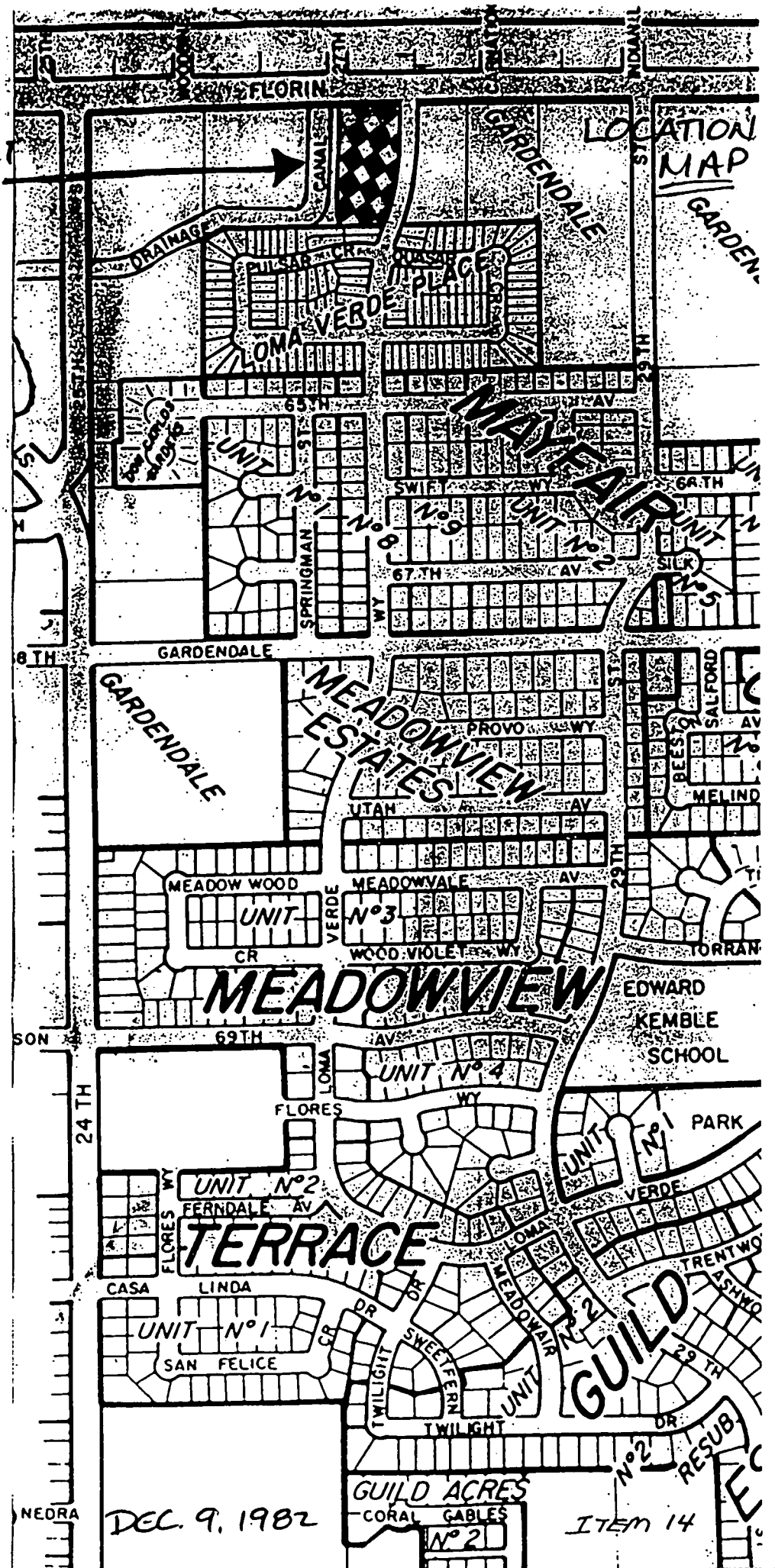
Site Plan Modifications

- a. No outdoor storage of parts or equipment or automobiles.

- b. The location of the service vehicle (one-way driveways shall be adjusted according to the City Traffic Engineer's requirement. A revised site plan indicating these adjustments shall be submitted to staff.
3. The applicant shall submit modified landscape and irrigation plans reflecting the addition of the service vehicle (one-way) driveway entrances on Florin Road and Loma Verde Way to staff for review and approval.
4. The maximum height of the proposed sign shall be 10 feet and shall be measured from the parking lot grade or sidewalk grade whichever is lower.

SUBJECT
SITE

LOCATION
MAP



003158

P-82256

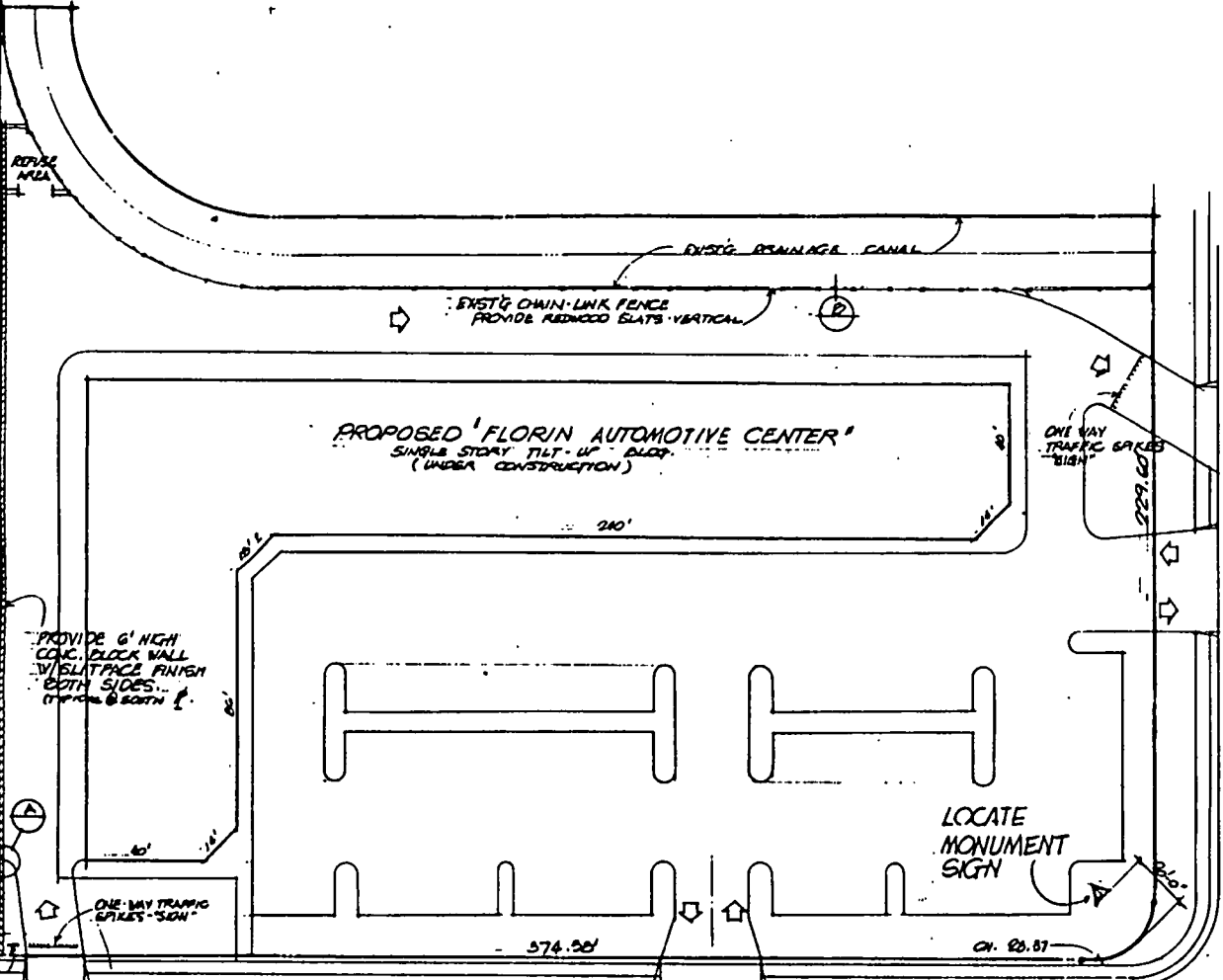
DEC. 9, 1982

ITEM 14

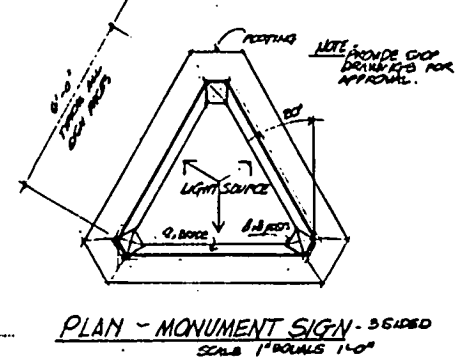
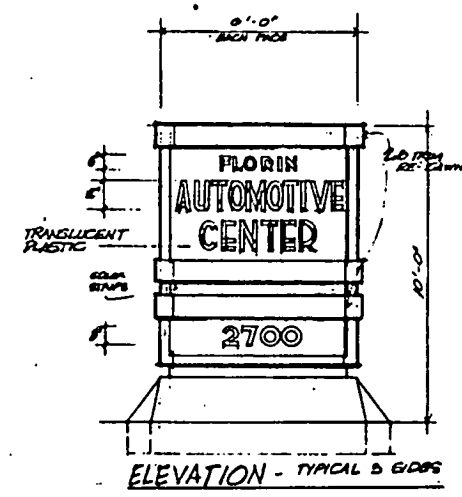
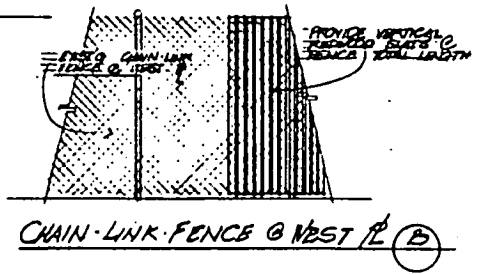
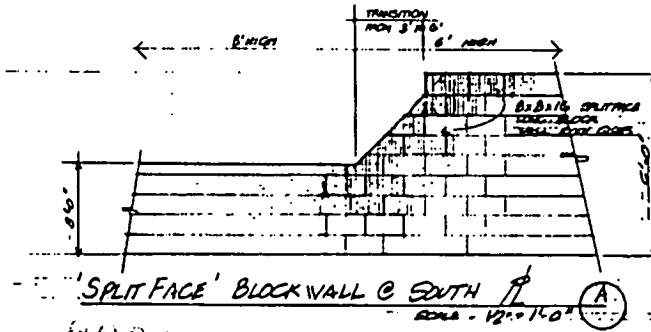
P. 82256

DEC. 9, 1982

ITEM 14



SITE PLAN - SIGN & FENCE
SCALE: 1" = 20.0'



buzz garcia associates
ARCHITECTURE · PLANNING

1017 UNIVERSITY STREET · SUITE 100 · SACRAMENTO, CALIFORNIA 95811

FLORIN AUTOMOTIVE CENTER
2700 FLORIN RD. SACRAMENTO, CALIF.

NOV 5, 82

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DEC. 9, 1982

ITEM 14

LOMA VERDE PLACE

49-500-05 ROBERT SPEECE PROP. INC.

49-500-04 ROBERT SPEECE PROPERTIES INC.

SCALE: 1" = 20'

49-021-30

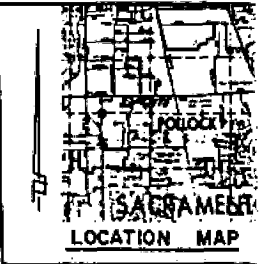
SACRAMENTO SELF STORAGE

SINGLE STORY TILT-UP BLDG. (UNDER CONSTRUCTION)

LOT 1

FLORIN RD.

LOMA VERDE WAY



- ENGINEER/ARCHITECT**
- JAMES EARLE & PAUL T. WHEELER
2700 PATTON AVENUE, SUITE 100
SACRAMENTO, CA 95825
- OWNER**
- MORTON & PITALO, INC.
1907 "A" PARKWAY ACRES
SACRAMENTO, CA 95811
PHONE: 928-2611
- MUNICIPAL AGENCY**
- CITY OF SACRAMENTO
- UTILITY**
- CITY OF SACRAMENTO
- WATER**
- CITY OF SACRAMENTO
- ELECTRICITY**
- SACRAMENTO MUNICIPAL UTILITY DISTRICT
- SEWER**
- PACIFIC GAS & ELECTRIC COMPANY
- SEWER DISTRICT**
- CITY WASTEWATER DISTRICT
- IRRIGATION**
- C-E-B
- RECORD**
- 6.676 ACRES
- RECORDERS PUBLIC RECORDS
- 49-021-30
- PARCEL 14, LOT 1

REVISIONS	NO.	DESCRIPTION	APPROVED BY	DATE	SCALE:	PREPARED BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	DATE:	TENTATIVE MAP FOR FLORIN ROAD AUTO CENTER CITY OF SACRAMENTO, CALIFORNIA	DATE
	NO.	DESCRIPTION	APPROVED BY	DATE	SCALE:	PREPARED BY	CHECKED BY		DATE:		DATE

003160