

P94-069 - AUTO SERVICE/TOWING FACILITY

- REQUEST:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Plan Review to allow a 2,100 square foot auto/towing service facility and storage yard on 0.6± vacant acres in the Light Industrial - Review M-1S(R) zone.

LOCATION: 1552 Main Avenue  
237-0060-015  
North Sacramento Community Plan  
Grant School District  
Council District 2

|                    |   |
|--------------------|---|
| APPLICANT:         | F.E.G., John Fox, (916)783-7703<br>199 Cirby Way #14, Roseville, CA 95678 |
| OWNER:             | Subash & Daya Sharma<br>7311 Mandy Dr. Sacto. CA. 95823                   |
| PLANS BY:          | F.E.G., John Fox, 199 Cirby Wy. Roseville, CA                             |
| APPLICATION FILED: | June 10, 1994   |
| STAFF CONTACT:     | Bridgette Williams, 264-5000  |

SUMMARY/RECOMMENDATION:

The applicant proposes to construct a 2,100 square foot, 1 story commercial building, with two parking spaces on a 0.6± acre vacant parcel in the M-1S(R) zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are site and building design. **Staff recommends approval of the project.** This recommendation is based on its consistency with policies regarding commercial uses in the Community Plan and compatibility with existing land uses.

PROJECT INFORMATION:

|                             |                               |
|-----------------------------|-------------------------------|
| General Plan Designation:   | Heavy Commercial or Warehouse |
| Community Plan Designation: | Industrial                    |
| Existing Land Use of Site:  | Vacant                        |
| Existing Zoning of Site:    | M-1S(R)                       |

## Surrounding Land Use and Zoning:

North: Vacant Lot; M-1S(R)  
 South: Residential; M-1S(R)  
 East: Vacant Lot; M-1S(R)  
 West: Residential; M-1S(R)

| Setbacks:  | Required | Provided |
|------------|----------|----------|
| Front:     | 25'      | 25'      |
| Side(St):  | 25'      | 25'      |
| Side(Int): | 0'       | 58'      |
| Rear:      | 0'       | 75'      |

|                              |                   |
|------------------------------|-------------------|
| Property Dimensions:         | 150' x 180'       |
| Property Area:               | 0.6± gross acres  |
| Square Footage of Building:  | 2,100 square feet |
| Height of Building:          | 16 feet, 1 story  |
| Exterior Building Materials: | Stucco/Wood       |
| Roof Material:               | Built-up          |
| Parking Provided:            | 2 spaces          |
| Parking Required:            | 2 spaces          |
| Topography:                  | Flat              |
| Street Improvements:         | Existing          |
| Utilities:                   | Existing          |

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

| <u>Permit</u>   | <u>Agency</u>                      |
|-----------------|------------------------------------|
| Driveway Permit | Public Works, Development Services |
| Building Permit | Building Division                  |
| Sign Permit     | Building Division                  |

**BACKGROUND INFORMATION**

The proposal consists of the construction of a 2,100 square foot auto/towing facility in the M-1S(R) zone. The objective is to establish a business which would service the towing and storage needs along Raley Boulevard and in the I-80 vicinity. Minor repairs and storage in connection with the towing service will occur on the premises. The hours of operation will be from 6:00 a.m. - 7:00 p.m. daily, and two employees will be on the site at any given time.

A towing service and vehicle storage use is permitted by right in conjunction with an auto service related use in the M-1 zone. The review "R" zone gives the City the ability to take a more active role in encouraging better site design and quality building design for new construction allowed in the M-1 zone.

**STAFF EVALUATION:** Staff has the following comments:

**A. Policy Considerations**

The proposed commercial use is consistent with the General Plan and North Sacramento Community Plan (NSCP) land use designations. The NSCP encourages new businesses to locate in areas experiencing blight, particularly those which will enhance the economic vitality of the community. The City's Zoning Ordinance also recommends adequate landscape strips along collector streets and fences/walls to screen outdoor storage and uses. The conditions placed on the project related to building and site design will ensure project consistency with the goals and objectives in the NSCP and the City's Zoning Ordinance.

**B. Site Plan Design/Zoning Requirements****1. Setbacks**

The M-1S(R) zoning requires a 25 foot landscape setback along all street frontages and complete screening of all outdoor storage. The site plan indicates a six foot high block wall along the west and south property lines, and a chain link fence with slats along a portion of the north property line, facing Main Avenue. An iron fence with a sliding gate will be provided along the east property line facing Raley Boulevard. The site plan also depicts a gate between the parking lot and the storage yard (see Exhibit D-1). The proposed chain link fence facing Main Avenue shall provide vinyl slats for screening of the storage yard. Additionally, the proposed gate between the storage yard and parking lot should consist of a solid masonry material and/or chain link fence with vinyl slats to screen the storage yard from Raley Boulevard. All fencing proposed on the site should be six feet in height and the solid block walls should be six feet high, as proposed.

Detailed elevations of the six foot high block walls and the proposed fencing facing Raley Boulevard should be submitted for review and approval of Planning Staff prior to the issuance of Building Permits.

The site plan does not indicate a trash enclosure location and/or a garbage receptacle(s). If garbage receptacles are used, the receptacles must be located solely within the building. If a trash enclosure is provided, the enclosure must meet all requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate. The trash enclosure must be located in an area that will not encroach into the designated parking and landscape areas. The applicant must also comply with the Recycling Ordinance.

## 2. Parking/Circulation

The Zoning Ordinance requires a minimum of two parking spaces, one of which should be handicap, on the site. The submitted site plan indicates two parking spaces. Staff has no objection to the amount of parking spaces provided. The handicap space must be 14 feet wide and lined to provide a nine foot parking area and a five foot loading and unloading area. Fifty percent shading must be provided for the designated parking, maneuvering and driveway areas depicted on the site plan. There is one driveway for ingress and egress indicated off of Raley Boulevard. This driveway entrance/exit is gated. No bicycle parking spaces are required for the proposed use.

The Zoning Ordinance requires standard paving and drainage for all parking and storage areas. The site plan indicates a gravel base in the storage yard and a two inch asphaltic paving over a four inch aggregate base rock for the parking, maneuvering and driveway areas. The parking and driveway areas paving material is consistent with code but the storage yard paving does not comply with City code. Impounded vehicles will be stored in the storage yard. Section 2-39-C requires that outdoor storage areas be surfaced in the following manner:

- \* Outdoor vehicle storage areas shall be surfaced with two inch compacted asphaltic paving over four inch aggregate base rock, or three inch portland cement paving. Paving shall include driveways from the facility to the edge of the public street paving. Outdoor vehicle storage areas are excluded from the tree shading requirements. Adequate paved driveways and paved fire access lanes as required by the Fire Marshall will also be a requirement.

The applicant will be required to meet the paving and drainage requirements for all paved surfaces including the identified storage area.

3. Landscaping

The site plan depicts the required 25 foot landscape setback along both Raley Boulevard and Main Avenue. No landscape plan has been submitted. Staff recommends that the applicant submit a detailed landscape plan for review and approval of Planning Staff prior to issuance of Building Permits. The landscape plan shall include the irrigation system, the front setback landscaping along Raley Boulevard and Main Avenue, as well as compliance with the 50 percent shading requirement. Planters shall be of minimum widths to support the indicated trees, and shall indicate six inch curbs where appropriate. The landscape plans should also indicate compliance with the Water Conservation Ordinance.

The submitted site plan indicates that a few of the existing trees will be removed. Additionally, trees within a planter are shown on the plan. The City's Tree Arborist visited the site and discovered that many of the existing trees along the Raley Boulevard and Main Avenue will be within the public right-of-way when street widening occurs. It is also unclear how many trees will be removed in the designated storage area and/or if the existing trees along Raley Boulevard will be removed or replanted. The City's tree arborist is recommending that the applicant provide a site plan plotting adjacent trees to scale (trunk diameter and dripline of tree) along the west property line and Raley Boulevard and identify on the site plan new trees, trees to remain and trees to be removed and/or replaced. No trench type footing shall be permitted within the dripline of trees to remain on the site.

4. Signage

No signage is proposed on the site nor on the submitted elevations. All signage will be required to comply with the City's Sign Ordinance and the signs will be required to obtain sign permits. The Zoning Ordinance allows one detached monument sign for each street frontage in the M-1S zone. The detached monument sign shall not exceed ten feet in height, measured from the sidewalk or parking lot, whichever is lower. Sign area shall not exceed 48 square feet. Because this is a corner lot, two attached signs for each occupancy is allowed. The attached signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy.

**C. Building Design**

The applicant proposes to construct a tilt-up stucco with wood trim building at a height of 16 feet. The colors include red strips on a white base. The roof material will be built up. Design Review staff is not opposed to the buildings design or color proposal but did suggest that an awning be placed above the main entrance to better define the entry. The proposed design, building material and architectural embellishments will enhance the overall building. The building's design will be compatible with the surrounding area and will help minimize the potential blight in the area.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The Environmental Services Manager has determined 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 mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measure addresses cultural resources. The mitigation measure is listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

**B. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

**1. Transportation Division**

The Transportation Division requested that Main Avenue and Raley Boulevard be constructed to a 40 foot half-street and 55 foot half-street respectively. The Division also recommended that the entrance gate be located at least 40 feet behind the street right-of-way or the gate shall remain open during business hours.

**2. Engineering Development Services Division**

The Engineering Development Services Division requested that on-site paving, grading and drainage be approved by Public Works prior to issuance of Building Permits. In addition, all parking and storage areas must be paved per the Zoning Ordinance requirements.

3. Utility Department

The Utility Department recommended that an on-site drainage system be connected to the street drainage system and be designed to the standard for private storm drainage systems. Sediment and erosion control plans during and after construction must be prepared. The specific comments of the Utility Department have been included as conditions of approval for the project.

4. City Arborist

The City Arborist is recommending that site plan be submitted plotting adjacent trees to scale (trunk diameter and dripline of tree) along the west property line and Raley Boulevard. The site plan should identify new trees, trees to remain and trees to be removed and/or replaced. No trench type footing shall be permitted within the dripline of trees to that will remain on the site.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, the Planning Commission has the authority to approve or deny the entitlements listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Plan Review for the construction of a 2,100 square foot auto/towing facility in the M-1S(R) zone subject to conditions.

Report Prepared By,

Report Reviewed By,

*Bridgette Williams*

Bridgette Williams  
Associate Planner

*Scot Mende*

Scot Mende  
Senior Planner

Attachments

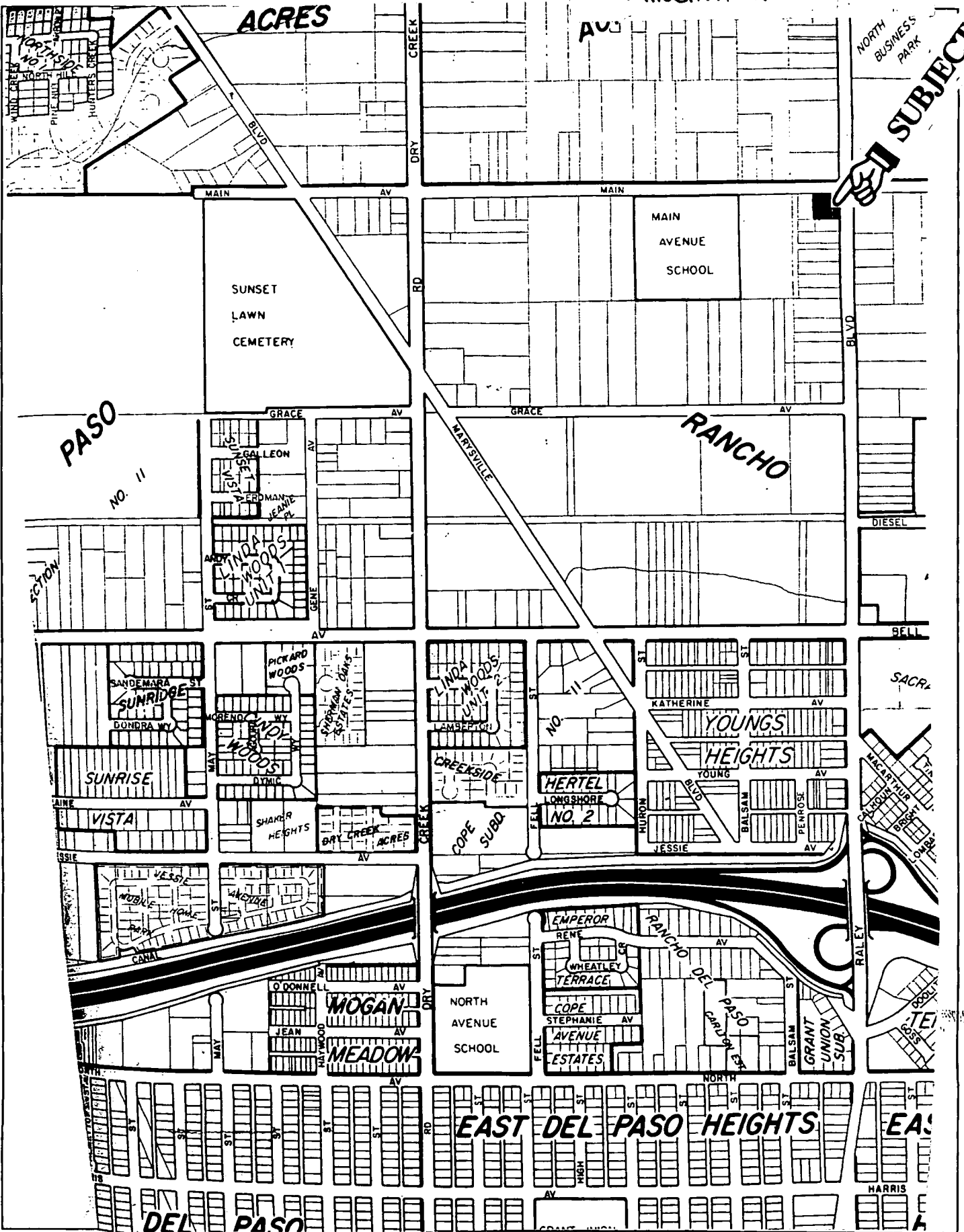
|              |  |
|--------------|--|
| Attachment A | Vicinity Map                                   |
| Attachment B | Land Use and Zoning Map                        |
| Attachment C | Resolution Adopting Mitigation Monitoring Plan |
| Exhibit C-1  | Mitigation Monitoring Plan                     |
| Attachment D | Resolution Approving Plan Review               |
| Exhibit D-1  | Site Plan                                      |
| Exhibit D-2  | Floor Plans                                    |
| Exhibit D-3  | Elevations                                     |



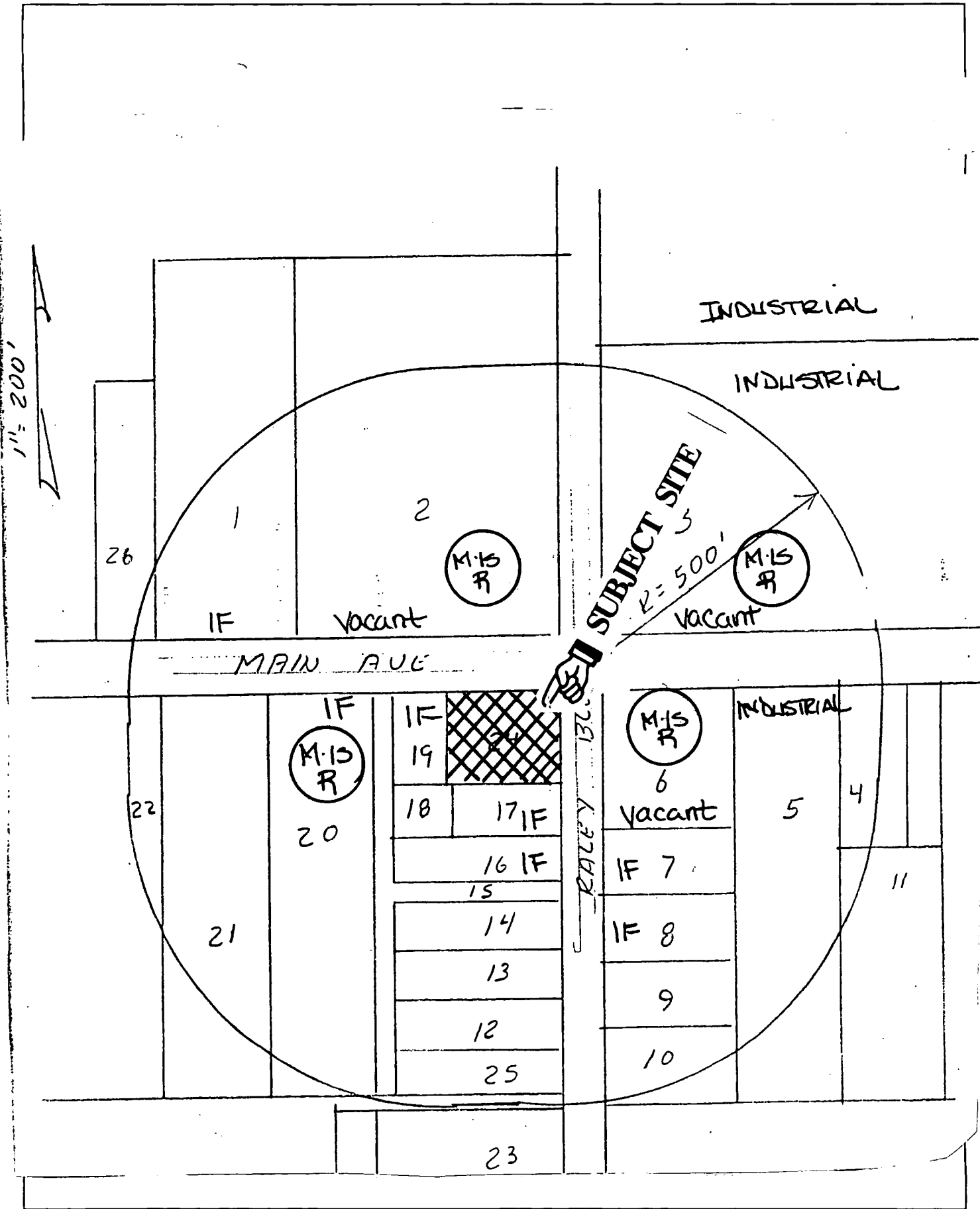
Attachment A

NORTH BUSINESS PARK

**SUBJECT SITE**



VICINITY MAP



LAND USE & ZONING MAP



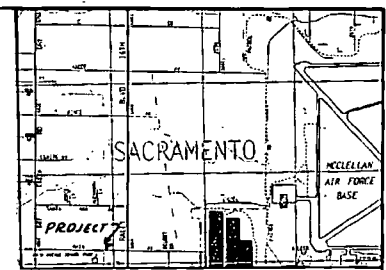
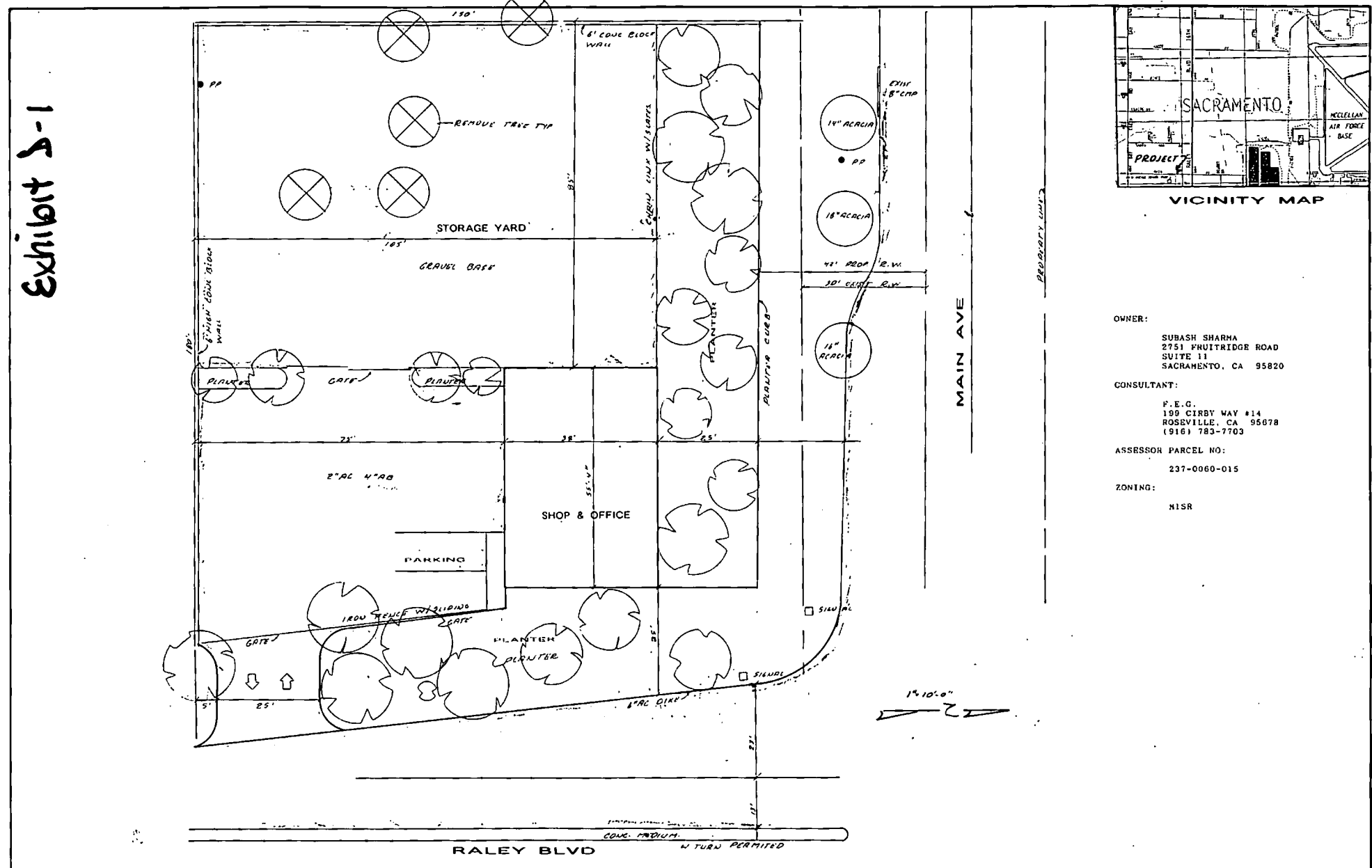


Item

8-11-94

PA-069

# Exhibit B-1



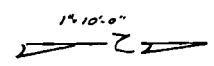
VICINITY MAP

OWNER:  
 SUBASH SHARMA  
 2751 FRUITRIDGE ROAD  
 SUITE 11  
 SACRAMENTO, CA 95820

CONSULTANT:  
 F.E.G.  
 199 CIRBY WAY #14  
 ROSEVILLE, CA 95078  
 (916) 783-7703

ASSESSOR PARCEL NO:  
 237-0060-015

ZONING:  
 M1SR



|             |           |        |                             |              |           |             |           |
|-------------|-----------|--------|-----------------------------|--------------|-----------|-------------|-----------|
| DATE: _____ | BY: _____ | F.E.G. | RALEY BLVD<br>TOW & STORAGE | SCALE: _____ | SITE PLAN | DATE: _____ | BY: _____ |
|-------------|-----------|--------|-----------------------------|--------------|-----------|-------------|-----------|



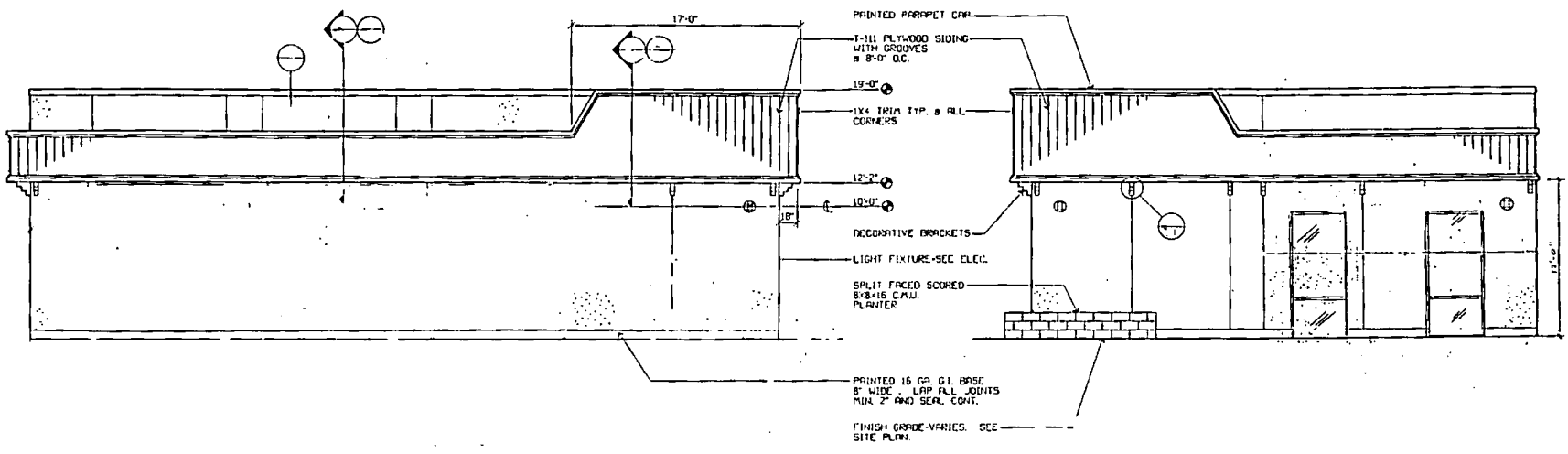
Item

Exhibit B-3

8-11-94

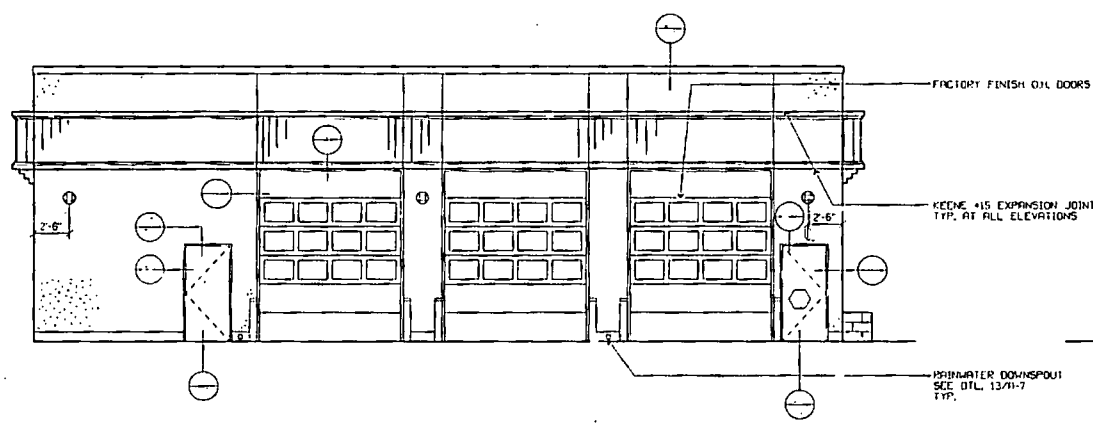
99A-068

# 12



A ELEVATION 1/4"=1'-0"

B ELEVATION 1/4"=1'-0"



C ELEVATION 1/4"=1'-0"

D ELEVATION 1/4"=1'-0"

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

RALEY / MAIN TOW & STORAGE

|        |
|--------|
| Draw   |
| Scale  |
| Drawn  |
| Job    |
| Sheet  |
| Of     |
| Sheets |