

CITY PLANNING COMMISSION

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

APPLICANT	Tom O'Neil	c/o MacLaughlin & Co., 1401 Shore St. W. Sacto, CA 95691
OWNER	Massie & Oates/Granulius	8372 Carbide Court #2 Sacto, CA 95828
PLANS BY	Morton & Pitalo, Inc.	1430 Alhambra Boulevard Sacramento, CA 95816
FILING DATE	7-28-89	ENVIR. DET. Neg Dec
ASSESSOR'S PCL. NO.	118-131-25	REPORT BY DH:rt

APPLICATION: A. Negative Declaration

- B. Tentative Map to divide 9.43 partially developed acres into three lots in the General Commercial (Review) (C-2-R) zone
- C. Plan Review of a 1,834 square foot Snappy Lube auto service center on 0.3+ vacant acres in the C-2-R zone.

LOCATION: 7710 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to divide 9.4+ acres into three lots and construct a Snappy Lube auto service center on 0.3+ acres.

PROJECT INFORMATION:

General Plan Designation:	Community/neighborhood Commercial and Office
1986 South Sacramento	
Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2-R
Existing Land Use of Site:	Vacant with bowling alley on northern portion

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Vacant, drive-in theater; County	Front:	50 ft.	50 ft.
South: Vacant; C-2-R	Side(Int):	0 ft.	0 ft.
East: Commercial and vacant; County	Side(St):	0 ft.	20 ft.
West: Mini-storage; C-2-R	Rear:	0 ft.	44 ft.

Parking Required:	8 spaces
Parking Provided:	8 spaces
Property Dimensions:	468' x 860'
Property Area:	9.43+ acres
Square Footage of Building:	1834 sq.ft. Snappy Lube; 1834 sq.ft. Main Floor, 1595 sq.ft. basement level
Height of Building:	One story, 22 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement Plaster, metal frame windows and doors

02492

Roof Material: Clay tile
Number of Employees: 7 to 10; number per shift: 7
Days and Hours of Operation: Monday through Saturday 8:00 a.m. to 6:00 p.m., Sunday 10:00 a.m. to 4:00 p.m.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 27, 1989 by a vote of six ayes and three absent, the Subdivision Review Committee recommend approval of the Parcel Map subject to conditions which follow.

BACKGROUND INFORMATION: On July 24, 1986, the Planning Commission approved a Plan Review for two warehouse shell buildings of 40,000 and 29,000 square feet on 9.4± acres at 7710 Stockton Boulevard (P86-238). The Plan Review has expired so the new request would superceed the past approval.

On July 27, 1989, the City Council approved a tentative map for property located to the southwest of the subject site (P88-329). As a condition of approval of P88-329, the provision for a 58 foot wide right-of-way north off existing Massie court was required. The applicant shows a proposed 58 foot wide right-of-way dividing Parcels 1 and 3 as an extension from the south into the County property to the north. The applicant's plan for the 58 foot wide I.O.D. adjacent to Parcel 3 required adjustment to miss eliminating the parking spaces required for the bowling alley or the addition of parking. The revised map shows the new alignment of the 58 foot I.O.D. and addition of 108 replacement parking spaces.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of 9.43 acres in the General Commercial-Review Zone developed with a bowling alley and attendant parking with the remainder of the site vacant. The 1988 General Plan and 1986 South Sacramento Community Plan designate the site for Community/Neighborhood Commercial and Offices and General Commercial respectively. The City limits form the north and east property lines. A future cinema complex is advertised on the United Artists owned property to the north of the subject site. Surrounding zoning and land uses include C-2-R to the west and south with vacant to the south and mini-storage to the west. The proposed auto service center is a compatible use in the General Plan and Community Plan designations.

B. Project Description:

The applicant proposes to divide the 9.43± acres into three lots, one parcel for the bowling alley (Parcel 1), one lot to remain vacant (Parcel 3), and one lot for a proposed Snappy Lube auto service center (Parcel 2). Parcel 2 will contain 0.2± acres and front onto Stockton Boulevard.

The applicant is required to have Planning Commission approval for the 1840 square foot Snappy Lube service center due to the C-2-R zoning.

C. Tentative Map Analysis:

The proposed subdivision establishes a lot without street frontage (Parcel 3). Access will be provided from the northerly extension off Massie Court when it is constructed. Parcel 3 will not be able to be constructed upon until adequate street access and public frontage is provided. A note restricting development until Massie Court is extended to the north will be recorded in the deed to Parcel 3.

The proposed Snappy Lube parcel will require reciprocal ingress and egress easements with Parcel 1. As a note, the Snappy Lube property line may require adjustment so that the trash enclosure is not divided by a property line.

Staff supports the tentative map subject to conditions as required by the Subdivision Review Committee.

D. Plan Review Analysis:

The site plan shows a 1840 square foot, 22 foot high auto service center with eight parking spaces. The site currently provides parking for the bowling alley totaling nine spaces. Required parking for the bowling alley is 288 spaces with six spaces required for each lane. A total of 48 lanes are present. Since the nine spaces being removed are part of the required parking for the bowling alley, nine spaces will be required to be added to the bowling alley parcel. Required parking for each use shall be provided on each parcel. The applicant should be aware that the submitted site plan of the bowling alley does not indicate the correct required number of parking spaces. A revised parking plan must be submitted to staff prior to approval of the final map.

The building will be constructed of wood frame and cement plaster exterior with concrete tile roof and aluminum storefront window systems. Three roll-up doors will be facing Stockton Boulevard. The building is placed on the south property line which requires a masonry block wall. A 50 foot building setback off Stockton Boulevard is required and shown on the site plan. No colors are provided. Staff recommends review of the color scheme by staff and propose use of decorative masonry block on the south building elevation. Staff prefers the building being moved northward five feet to allow a five foot landscape buffer between the south elevation and property line.

Parking and maneuvering areas will be required to comply with the City Tree Shading Ordinance requirements. Reciprocal ingress and egress easements will be required with the lot to the north.

No signage was submitted. Staff recommends Planning Director review and approve a uniform sign program for the site prior to the issuance of any sign permits. Only one detached monument sign not exceeding eight feet in height is to be allowed. All signs shall comply with the City Sign Ordinance.

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:

The service station shall be operated in accordance with all City, County, State and Federal laws governing hazardous materials, handling, transport, storage and disposal.

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).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approve the Plan Review subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

Public Works requests revised map showing realigned right-of-way prior to City Council hearing to the satisfaction of the City Engineer for the proposed I.O.D.

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Meet all County Sanitation District requirements and coordinate.
3. Dedicate any I.O.D. as a public utility easement for underground facilities and appurtenances.

4. Dedicate the southerly five feet of Parcel 1 as a Public Utility Easement for underground electrical and public utility facilities and appurtenances.
5. Dedicate a 12.5 foot Public Utility Easement for underground and overhead public utility and electrical facilities and appurtenances adjacent to Stockton Boulevard.
6. Provide an I.O.D. 58 feet wide between Parcels 1, 2 and 3.
7. Provide an I.O.D. 58 feet wide south through APN: 118-131-28 to Massie Court.
8. Coordinate a future alignment through APN: 118-131-034 to the north to the satisfaction of the County of Sacramento.
9. Place the following note on the final map, "No building permits shall be issued for Parcel 3 prior to dedication and construction of standard improvements in 58 foot I.O.D.s."
10. Comply with City Code Sections 38.160 to 38.171 for all new and existing driveways.
11. Provide reciprocal ingress, egress and parking easements between Parcels 1 and 2.
12. Provide street lights, coordinate with Electrical Section of the Engineering Division.
13. The applicant/owner shall comply with mitigation measures stated in the Negative Declaration for P89-282 on file at the City Planning Department to the satisfaction of the City Environmental Review Coordinator.
14. Property lines shall observe buildings and structures. The trash enclosure shall be relocated so to not be divided by a property line.
15. The property on which construction is authorized by this permit may be subject to flooding. It is the applicants and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

16. A revised parking plan (bowling alley and Snappy Lube) indicating correct number of parking spaces for all uses shall be submitted to the Planning Director for review and approval.

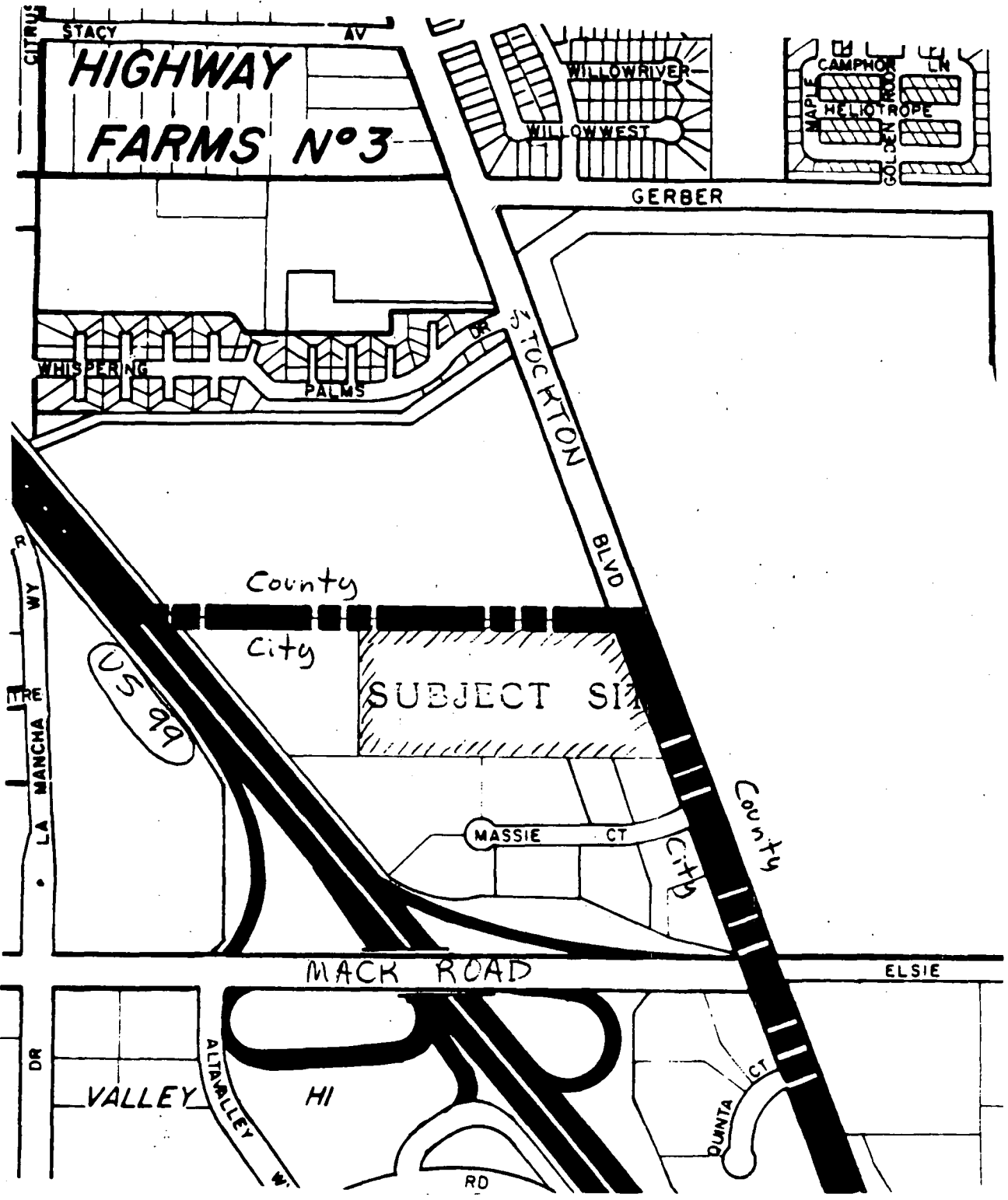
Conditions - Plan Review

1. Detailed landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits. A minimum of 25 foot deep landscape berm shall be planted with turf or grass adjacent to Stockton Boulevard.
2. All parking and maneuvering areas shall comply with the minimum 50 percent shading requirement.
3. The site plan shall be revised to show a five foot building setback from the south property line with a landscape strip adjacent to the building. Tall growing evergreen trees or shrubbery shall be planted adjacent to the south building elevation.

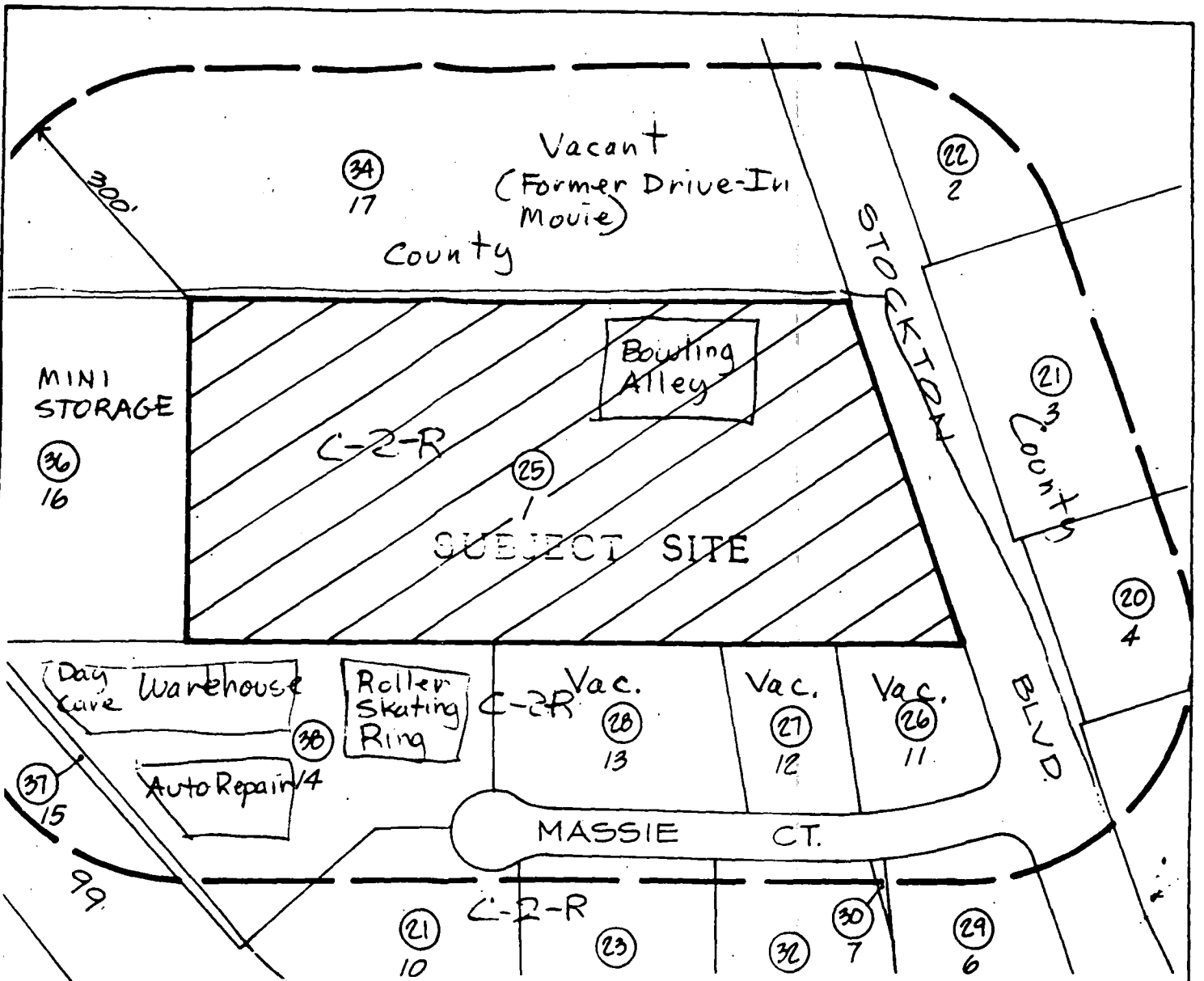
4. Reciprocal ingress and egress easements shall be recorded in the deeds to Parcels 1 and 2.
5. The trash enclosure shall be located so to not be bisected by a property line and be designed to City Trash Enclosure standards.
6. A sign program shall be reviewed and approved by the Planning Director prior to issuance of sign permits. One detached monument sign not exceeding eight feet in height as measured from the top of the sidewalk shall be allowed.
7. Mechanical and heating and cooling equipment shall be screened to not be visible from Stockton Boulevard.
8. All lighting shall be directed on-site and not glare off-site.
9. No exterior public address system is allowed.
10. Driveways shall be improved to current City Standards.
11. The parking plan for the bowling alley shall be modified to show nine spaces being added to replace the nine spaces being deleted by the proposed Snappy Lube. A revised parking plan indicating the required parking for all uses on Parcels 1 and 2 shall be submitted to the Planning Director for review and approval.

Findings of Fact - Plan Review

1. The proposed project is based upon sound principles of land use in that adequate parking, tree shading, landscaping and building setbacks will be provided.
2. The project will not be detrimental to public health, safety or welfare in that:
 - a. Handling and storage of used oil will meet State requirements.
 - b. Adequate parking, maneuvering and lighting is provided.
3. The project, as conditioned, is consistent with the City General Plan and 1986 South Sacramento Community Plan which designates the site for General Commercial uses.



VICINITY MAP



Scale: Reduced

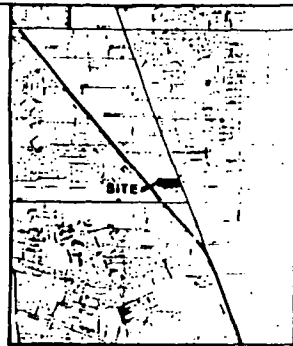
LAND USE & ZONING MAP

P-89-282

10-17-89



UNITED ARTIST COMM. INC.
118-131-34



VICINITY MAP
NO SCALE

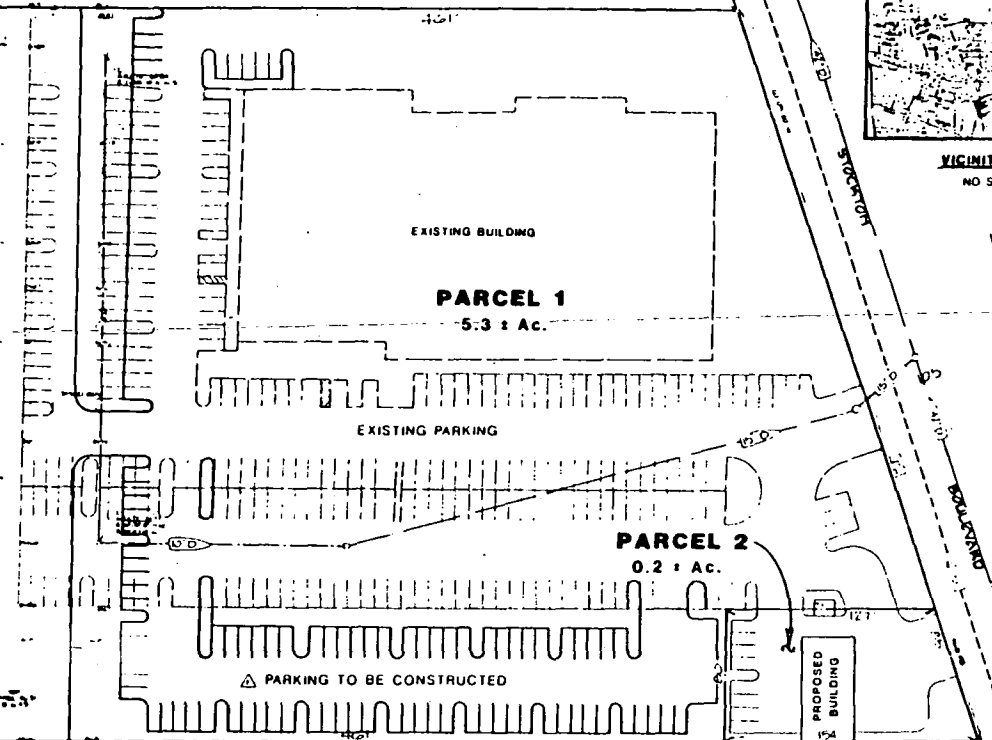
PARCEL 3
4.0 ± Ac.

PARCEL 1
5.3 ± Ac.

PARCEL 2
0.2 ± Ac.

SAN BENITO RANCH
118-131-36

58' PROPOSED I.O.D.
TO SAC. CITY



MASSIE/OATES
118-131-28

POTIRIS FAMILY LTD.
118-131-27

POTIRIS FAMILY LTD.
118-131-26

OWNER/DEVELOPER
OATES/MASSIE, ET AL.
8401 JACKSON ROAD
SACRAMENTO, CA 95824

APPLICANT
MORTON & PITALO, INC.
1430 ALHAMBRA BLVD.
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.
118-131-25

AREA
9.43 AC

ZONING
C2-R

ELECTRICITY
SALO

GAS
P.C. & E.

STORM DRAINAGE
SANITARY SEWER
GATES
SCHOOL DISTRICT
PARKS & RECREATION
FIRE PROTECTION

CITY OF
SACRAMENTO

TELEPHONE
PACIFIC BELL

PARKING	
REQUIRED	PROVIDED
179	179

RECEIVED

OCT 10 1989
CITY OF SACRAMENTO
CITY PLANNING DIVISION

REVISED 9/28/89-PARKING LAYOUT

MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

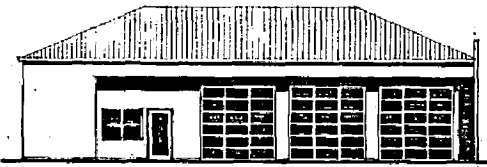
TENTATIVE PARCEL MAP
SNAPPY LUBE

CITY OF SACRAMENTO

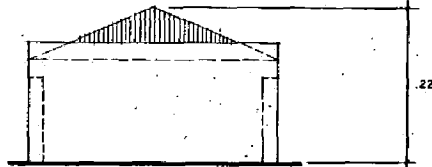
DATE
JULY 1989
FILE NO
213-22

Item
16
P-89-282

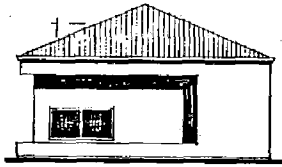
REVISED SITE PLAN



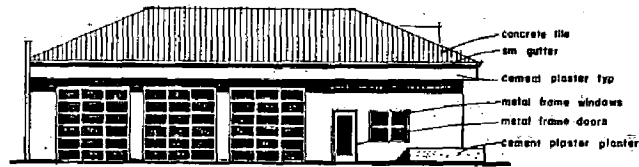
WEST



SOUTH

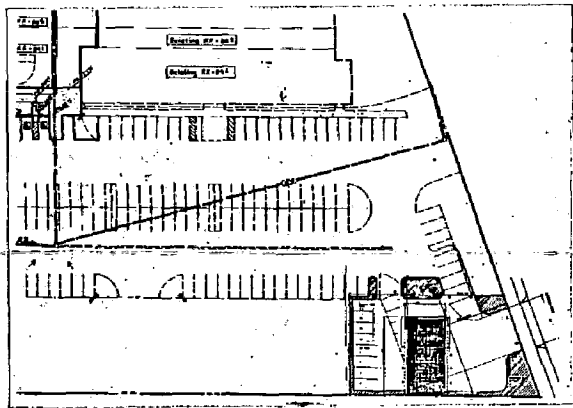


NORTH

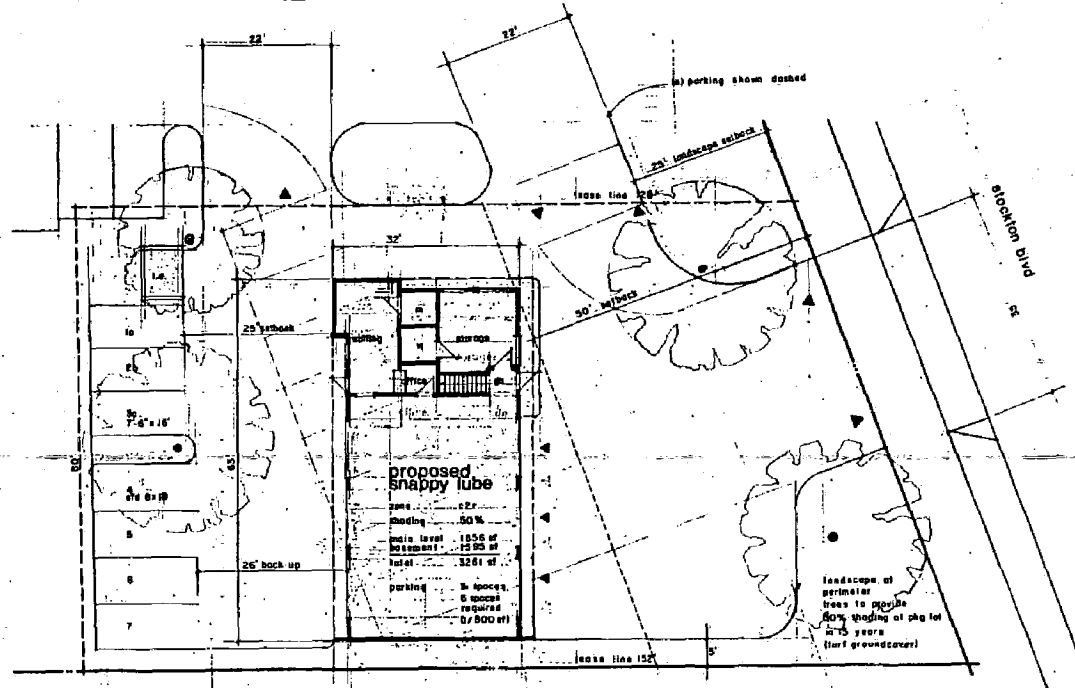


EAST

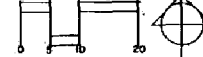
- concrete tile
- sm gutter
- Cement plaster typ
- metal frame windows
- metal frame doors
- Cement plaster plaster



location map
sunset bowling lanes
7710 stockton blvd



site plan



stockton blvd
sacramento

GENE T. TAKIGAWA

SAFETY - LUBA
SACRAMENTO
SACRAMENTO

DATE: JULY 1, 1987
DRAWN BY: G.T. TAKIGAWA
SCALE: 1/8" = 1'-0"

ATTACHMENT A

DISCUSSION OF INITIAL STUDY
SNAPPY LUBE, 7710 STOCKTON BLVD.
(P89-282)

Project Description

The firm of McLaughlin & Company has made application to the City of Sacramento for the necessary entitlements to establish a "Snappy Lube" automobile service center on approximately 9.4± acres of land located in the General Commercial-Review (C-2R) zone. The site is designated Community/Neighborhood Commercial & Offices in the 1986-2006 General Plan. It is designated General Commercial in the 1986 South Sacramento Community Plan. The site is located at 7710 Stockton Boulevard, 200± feet north of Massie Court. The auto service center will be located on a .3± portion of the overall site located in the southeast corner of the property. A bowling alley is located on the remainder of the site.

Necessary entitlements include:

1. Tentative Map to subdivide to the property
2. Plan review of the proposed 1,834 square foot automobile service center

Environmental Effects

1. Earth: The proposed project will result in compaction and overcovering of soil to provide proper drainage, building foundation, and vehicular maneuvering area. The subject site is designated for urban uses in the General Plan and South Sacramento Community Plan. No unique geologic features are known to occur on the site. Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU, DEIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU, DEIR, pg. T-20).

2. Air: On an average weekday, a service station will generate nearly 750 vehicle trip ends per station. Many of these trip ends are for gas only. Furthermore, much of this traffic is already on the street for another purpose. (Trip Generation, 3rd Edition, 1982; An Institute of Transportation Engineers Informational Report). Staff has determined this use to be similar to an automobile service station without gas pumps, thereby generating fewer trip ends than quoted above. Any facility attracting or generating 1000 trip ends per day approaches the threshold of commercial land use capable of emitting significant amounts of pollutants per day (SCAQMD, Air Quality Handbook for Preparing EIR's). The subject project is anticipated to produce less than significant levels of pollutants since it will generate fewer than

1,000 trip ends per day. Impact on air quality is regarded as less-than-significant.

3. Water: Minor changes in runoff and absorption rates can be anticipated due to impervious parking surface. This impact is considered to be less than significant since the existing infrastructure is designed to accommodate commercial uses. The site is located in Flood Zone X of the new Flood Insurance Rate Maps (FIRM) dated May 1, 1989, and is not anticipated to experience a 100 year flood event.

4/5. Plant/Animal Life: The subject site would be categorized as "old field" habitat according to the General Plan (SGPU, DEIR, pg. U-12). This habitat type is typically degraded when situated in urban surroundings. Old field habitat does provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU, DEIR, pg. U-28). No known rare or endangered species of plants or animals are known to exist on the site.

6/7. Noise/Light and Glare: Stockton Boulevard will generate 65 Ldn at 75 feet from the centerline of the road. This is considered conditionally acceptable for commercial uses and the proposed structure is located more than 75 feet from the property line. There are no residential uses near the subject site which could be impacted by light and glare from the proposed project. The proposed project is anticipated to have a less-than-significant impact on noise and light and glare.

8. Land Use: The proposed project is located in an area designated for commercial uses. The proposed project will not alter the present or planned land use of the area.

9. Natural Resources: The proposed project is not anticipated to accelerate the use of natural resources or deplete non-renewable resources.

10. Risk of Upset: Storage of flammable substances is regulated by the Fire Department under the Uniform Fire Code, a section of the City Code. The applicant will file a disclosure statement from which the Fire Department will prepare an emergency plan regarding any flammables stored on-site. To reduce potential risk of upset to less-than-significant, the applicant has agreed to the following mitigation measure:

A. The service station shall be operated in accordance with all City, County, State and Federal laws governing hazardous materials, handling, transport, storage and disposal.

11/12. Population/Housing: The proposed project is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing.

13. Transportation/Circulation: The applicant is proposing adequate on-site parking and sufficient maneuvering space. Stockton Boulevard, at this point is anticipated to achieve an LOS F at buildout of the SGPU area (SGPU, DEIR, pg. Y-88). Improvements to this section of the road which would reduce these traffic impacts to less-than-significant are constrained by existing development and lack of available ROW. SR99, at the Mack Road interchange, is expected to have less-than-significant impacts at buildout of the SGPU (SGPU, DEIR, pg. Y-87). The proposed project is not expected to contribute significantly to traffic congestion on Stockton Boulevard since major traffic is not expected to occur at peak hours.

14-16. Public Services/Energy/Utilities: The proposed project is consistent with land use designations in the community and general plan upon which projections for public services, energy and utilities are made. The proposed project will have a less-than-significant impact on these services.

17. Human Health: There is a possibility that hazardous substances could be released during the course of operation of the service facility. The City Code regulates hazardous and flammable materials through implementation of the Uniform Fire Code. The City implements the California Health & Safety Code through the Uniform Fire Code. The applicant indicates that reserve oil is properly stored and used oil evacuated by an E.P.A. approved recycling center. Other fluids removed from vehicles should be properly disposed also. The applicant has agreed to comply with the following mitigation measure:

- A. The service station shall be operated in accordance with all City, County, State and Federal laws governing hazardous materials, handling, transport, storage and disposal.

The proposed project is not expected to create health hazards or expose people to potential health hazards.

18. Aesthetics: The proposed project will conform to height, area, setback and parking requirements. The proposed project is not expected to result in obstruction of a scenic view or expose an aesthetically offensive site to public view.

19. Recreation: Commercial projects are not expected to result in impacts on recreational facilities.

20. Cultural Resources: The site is not located in an area known to contain cultural resources.