

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Shell Oil Co. - P.O. Box 13678, Sacramento, CA 95853		
OWNER	Sexton's Cleaners, Inc. - 5800 Broadway, Sacramento, CA 95820		
PLANS BY	Shell Oil Co. - P.O. Box 13678, Sacramento, CA 95853		
FILING DATE	2-11-83	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	Ex.15103c	EIR	ASSESSOR'S PCL. NO. 117-012-17

APPLICATION: Variance to reduce the established 50' setback on Mack Road.

LOCATION: Southwest corner of Mack Road and Valley Hi Drive

PROPOSAL: The applicant is requesting the necessary entitlements to establish a self-service gas station and encroach in the 50' building setback established on Mack Road.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices

1968 Valley Hi Community Plan

Designation: Shopping Commercial

Existing Zoning of Site: C-2

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial; C-2

South: Commercial; C-2

East: Commercial; C-2

West: Commercial; C-2

Parking Required: 0 spaces

Parking Provided: 0 spaces

Parking Ratio: 1:500 sq. ft. gross floor area

Property Dimensions: 150' x 150'

Property Area: 22,500 sq. ft.

Square Footage of Building: 96 sq. ft. kiosk

Significant Features of Site: 50' setback along Mack Road

Topography: Flat

Street Improvements: Provided

Utilities: Provided

Exterior Building Colors: Brown

Exterior Building Materials: Painted metal, rock veneer

Background Information: The applicant proposes to construct a self-service gas station on the subject site. Weather protective canopies will be oriented toward Mack Road and extend into the 50 foot setback which was established prior to annexation from the County in 1960. The reduced setback would be approximately 10 feet as measured to the edge of the canopy. It is, therefore, necessary to request a variance to encroach into this established setback. In addition, the applicant has indicated that the purpose of reducing the setback is for future development of a car wash facility on the south portion of the property.

002900

Staff Evaluation: Staff has the following comments with regard to this proposal:

1. The shopping center and the MacDonald's restaurant in the shopping center adjacent to the subject site maintain the 50 foot structural setback. In addition, a 25 foot landscaped setback has been established along Mack Road and Valley Hi Drive. Staff believes it is important to maintain continuity of appearance with the 25 foot landscaped setback. Staff supports the requested variance to reduce the established 50 foot setback. Staff, however, recommends this request be approved per Exhibit B which indicates a 25 foot landscaped area, a 10 foot aisle, and a canopy support. The edge of the canopy will project approximately 25 feet into the setback (reduced setback would be approximately 25 feet). Landscaping along the street frontage should be compatible with that of the adjacent shopping center.
2. Plans for the project were routed to the City Traffic Engineer. That department supports staff's Exhibit B.
3. Field inspection of the subject site revealed off-site subdivision signs for which no special permit was issued. These signs must be removed prior to issuance of building permits.
4. Staff believes there are grounds to support a variance in that the 50 foot setback renders approximately one-third of the site unbuildable. However, staff believes it is important to maintain the landscaped area as established along both street frontages for continuity in the appearance of the overall shopping area.

Staff Recommendation: Staff recommends the following:

Approval of the variance subject to conditions and based on findings of fact to follow:

Conditions

1. The illegal signs on the subject site shall be removed prior to issuance of building permits.
- * 2. *The applicant shall relocate the proposed kiosk and canopies and provide a 25 foot landscaped planter as shown on Exhibit B.*
See page 3 for revised condition.
3. Detailed landscape and irrigation plans shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual property owner in that the site is small and approximately one-third of the entire site would be unbuildable if the 50 foot setback were required.
2. The variance does not constitute a use variance in that service stations are allowed in the C-2 zone.

3. Granting the variance does not constitute a disservice to the surrounding property in that the 25 foot landscaped setback will lend continuity and improve the streetscape along the shopping center.
4. The project is in harmony with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site for commercial uses.

* Revised condition #2 4/14/83:

2. Applicant shall provide additional landscaping along the southerly and westerly property line as indicated on "Exhibit D". In addition, a minimum of 25 feet of landscaping shall be provided at the corner of Mack Road and Valley Hi Drive.

002902

C-2

MACK

RD

LONG'S
DRUGS/
JUMBO MKT.
SHOPPING CENTER

R-3

SUBJECT
SITE

R-1

ALTA VALLEY DR

ROAD 18

BAMFORD

DR

BRUCEVILLE

C-2

R-3

WYNDHAM

R-3

R-3

RICHMOND

CIRCLE

CENTER

GRANDSTAFF

HEATH

CUSHING

GRANDSTAFF

WESTHOLME

DENSLAW

MAYBELLINE

VALLEY

WEATHERFORD

BRENTFORD

BRENTFORD

BRENTFORD

BRENTFORD

BRENTFORD

BRENTFORD

LINDBROOK

GRANDSTAFF

WEATHERFORD

HITCHCOCK

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R-1

002905

PARK

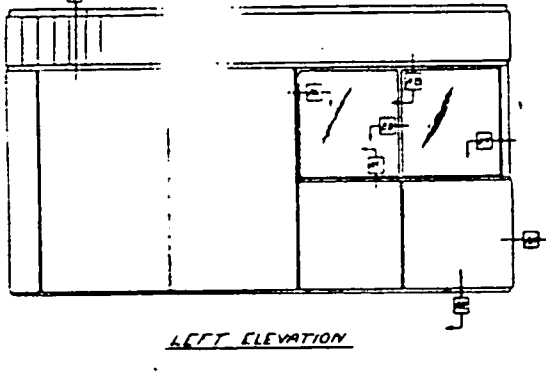
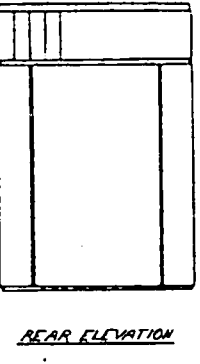
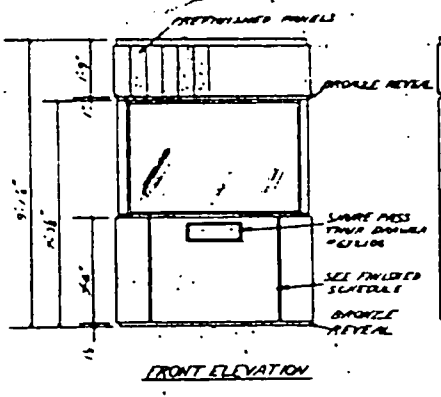
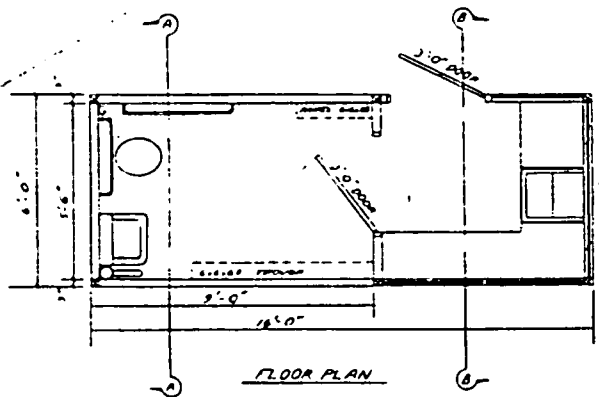
Item 8

APR 1993

D-88060

APRIL 14, 1983

Item B



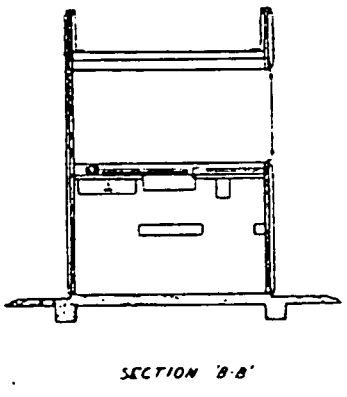
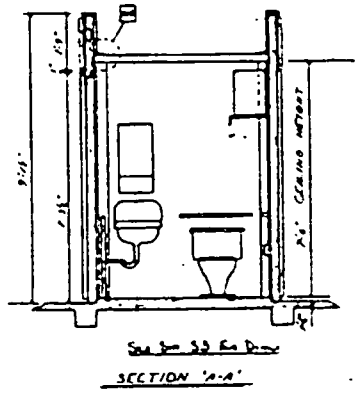
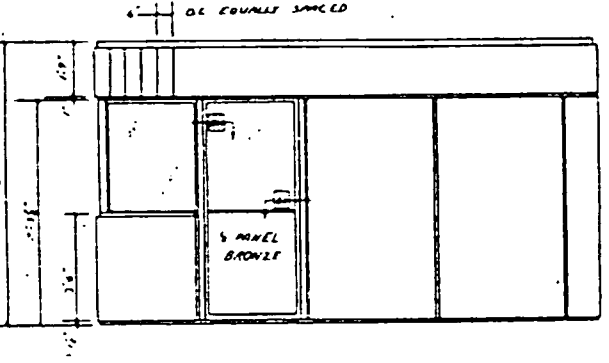
NOTE THIS IS A PRELIMINARY PRELIMINARY SHOP FABRICATE BUILDING SEE CALCULATIONS FOR WALL PANEL SPECIFICATIONS

GENERAL NOTES:

1. All work shall be in accordance with the latest editions of the following codes and standards (unless otherwise specified):
 a. International Building Code (IBC)
 b. National Fire Protection Association (NFPA)
 c. American Institute of Steel Construction, Inc. (AISC) Manual of Steel Construction, 9th Edition
 d. Steel Deck Institute (SDI) Manual of Steel Decking
 e. Steel Joist Institute (SJI) Manual of Steel Joist Construction
 f. Steel Pipe Institute (SPI) Manual of Steel Pipe
 g. Steel Stud Wall Institute (SSWI) Manual of Steel Stud Wall Construction

FINISH SCHEDULE

Exterior Wall	Galvalume Steel
Interior Wall	Galvalume Steel
Roof	Galvalume Steel
Floor	Galvalume Steel
Door	Galvalume Steel
Window	Galvalume Steel
Handrail	Galvalume Steel
Staircase	Galvalume Steel
Structural Steel	Galvalume Steel



002907

FLOOR PLAN AND ELEVATIONS

NO.	REVISED	BY
CUSTOMER ORDER NO.		
LADDER Building Corporation		
2000 Ladder Building		
HARTFORD, CONNECTICUT		
SNELL OIL CO.		
DATE	BY	CHKD.
APR 14 1983	SL	

It is understood and agreed that this is a preliminary drawing of the building and that the contractor shall be responsible for all calculations and specifications and for all other work in connection with the building.

Longs Drug
Jumbo Market

Subject
Leaking Well

Mr. Daniels

SUBJECT
SITE

VALLEY HI DR.

Union

Area

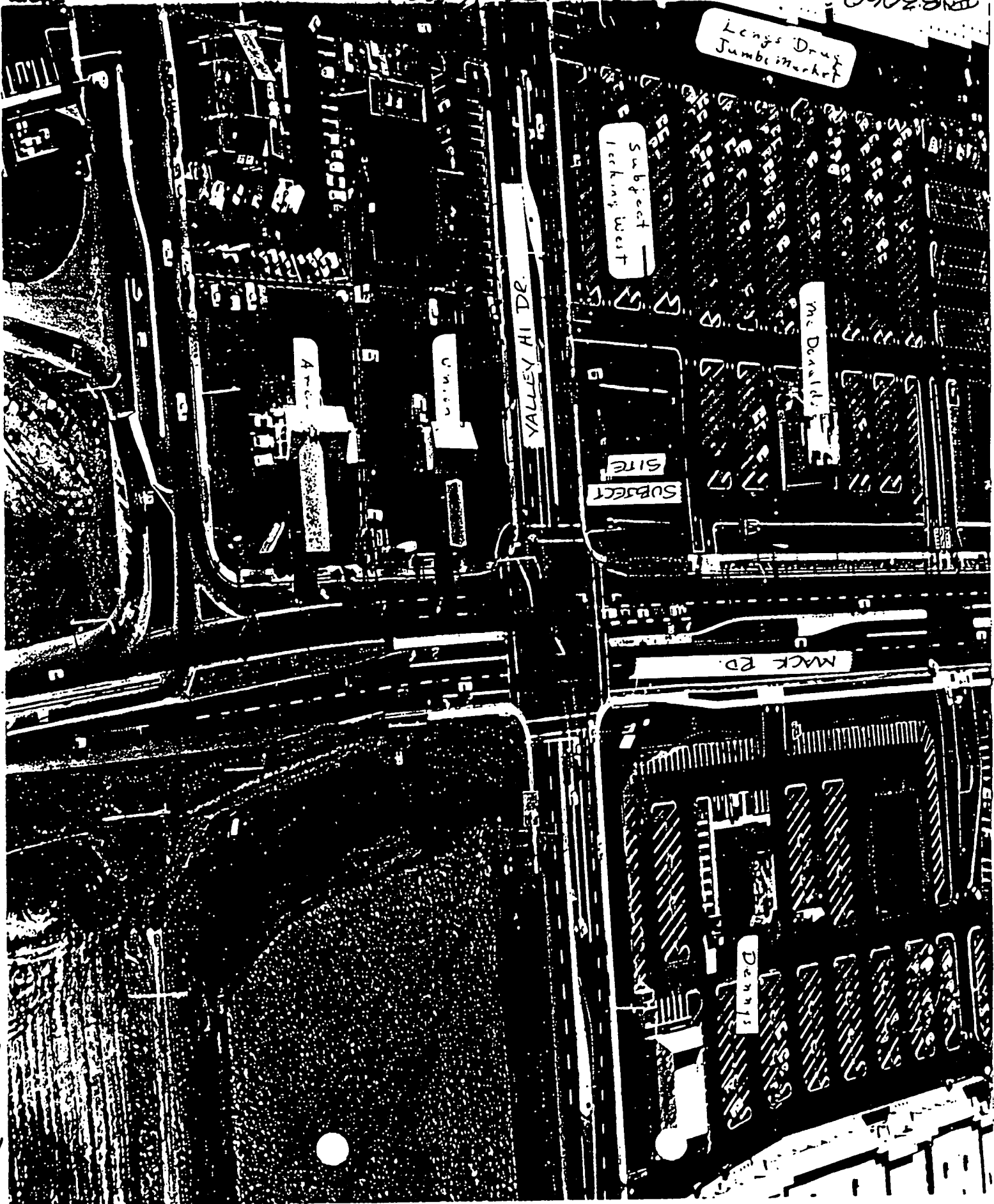
MCK RD.

Dennis

002908

No.

LAND USES



P831060

BUILDING SET BACK

LINE

EXHIBIT "D"

DRIVEWAY

EASEMENT

CONC PAD

9x20' CONC. ISLAND

DISPENSER

HEXAGONAL CANOPY

CONC. PAD

*Additional planters
agreed upon by
applicant &
CPC*

35' TOP OF SIGN

10' EASEMENT

1-3x5' PRICE SIGN

10' EASEMENT

PLANTER

DRIVEWAY

DRIVEWAY

HANDYCAP RAMP

002909

MACK

ROAD

TRAFFIC

MEDIAN

#8

VALLEY

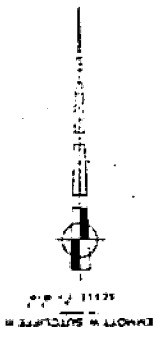
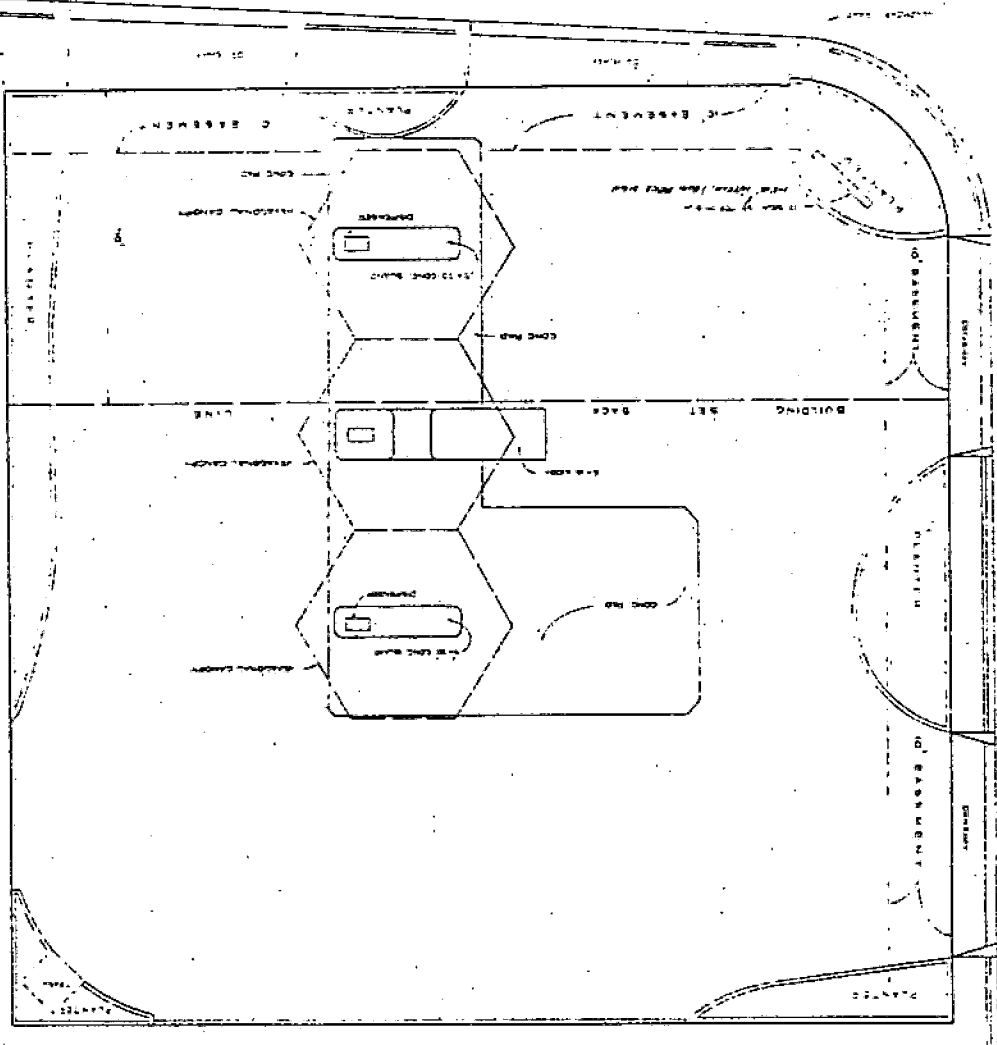
MI

DRIVE

P 83060

002910

MACK ROAD



DATE	12/12
PROJECT	MACK ROAD AND VALLEY MI DR.
CLIENT	SACRAMENTO CALIF.
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
APPROVED BY	



SHELL OIL COMPANY
HOUSTON, TEXAS

MACK ROAD AND VALLEY MI DR.
SACRAMENTO CALIF.