

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stonham & Becker, 2460 Watt Avenue, No. 200, Sacramento, CA 95825		
OWNER	Richard Prater, P.O. Box 24, Carmichael, CA 95609		
PLANS BY	Stonham & Becker, 2460 Watt Avenue, No. 200, Sacramento, CA 95825		
FILING DATE	8/9/84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15303(c)	EIR	ASSESSOR'S PCL NO. 041-086-07,26

- APPLICATION:**
- A. Lot Line Merger of Two Parcels Totaling .5± acres in the General Commercial-Review (C-2-R) Zone
 - B. "R" Review of Proposed "Lube 10" Auto Service on .5± acres in C-2-R Zone

LOCATION: 2899 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement(s) to establish an auto service in the C-2-R zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/office
1984 Airport Meadowview Community Plan Designation:	Commercial
Existing Zoning:	C-2-R
Existing Land Use:	Abandoned tire store/ single family dwelling

Surrounding Land Use and Zoning:

- North: Single family residences; R-2A
- South: Doctor offices; C-2-R/C-2
- East: Fast food restaurant; M-1(S)
- West: Restaurant; C-2-R

Parking Required:	9 spaces
Parking Provided:	18 spaces
Ratio Required:	1:500 square feet
Ratio Provided:	1:250 square feet
Property Dimensions:	152' x 150'
Property Area:	22,800 square feet
Square Footage of Buildings:	Lube 10 1,920 sq. ft.; Future building 2,560 sq. ft., total 4,486 sq. ft.
Height of Structures:	Lube 10 17'4"; Future building 19'0"
Topography:	Flat
Street Improvements:	Existing on Florin Road only
Utilities:	Available to site
Exterior Building Colors:	White and Blue
Exterior Building Materials:	Concrete block and tile

STAFF EVALUATION: Staff has the following comments:

- A. The subject site is a .5± acre parcel in the General Commercial-Review (C-2-R) at the northwest corner of Florin Road and Indian Lane. It contains a former tire store and a single family residence. The portion of the house on the subject site is to be removed.

APPLC. NO. P84-303

MEETING DATE September 13, 1984

CPC ITEM NO. 31.4-2

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- B. The proposed project consists of two phases. The first phase is a "Lube 10" in one building. A second phase will be a second building for an undetermined use. The site currently has an abandoned gas station which will be removed.
- C. The proposed project has been reviewed by Traffic, Engineering and Real Estate. The following comments were received from Traffic:
 - 1. Dedicate and fully improve 27 foot half section along Indian Lane (this will be required as part of the building permit approval).
 - 2. Check with County Sanitation District and meet all their requirements.
- D. Staff supports the lot line adjustment in that merging the two parcels will enable development of the entire site, as proposed.
- E. This application is only for the first phase, for a "Lube 10" building. As the second proposed building design and use are undetermined at this time, they should be reviewed by the Commission, prior to development of the remainder of the site. Due to unspecified timing of the second phase, the applicant should provide parking, landscaping, irrigation and shading concurrently with the first phase (Lube 10).
- F. The applicant should be aware that a minimum six foot masonry wall is required adjacent to residential use/zone to the north.
- G. A trash enclosure should be included on the site. Design should be submitted to Planning staff for review and approval. The trash enclosure should consist of a 6 foot high masonry wall with a metal gate that is compatible with the building materials.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (Section 15303(c)).

STAFF RECOMMENDATIONS: Staff recommends the following actions:

- A. Approval of the plan review subject to conditions which follow.
- B. Approval of the Lot Line Merger by adopting the attached Resolution.

Conditions-Plan Review

- 1. The applicant shall install a 6 foot high decorative wall along the northerly property line.
- 2. The applicant shall install all parking, landscaping and irrigation concurrently with development of the first phase "Lube 10".

3. A detailed landscape, irrigation and shading plant shall be submitted to staff for review and approval prior to issuance of building permits.
4. The trash enclosure material shall be a 6 foot high masonry wall with a metal gate. The masonry shall be similar to the material of the building.

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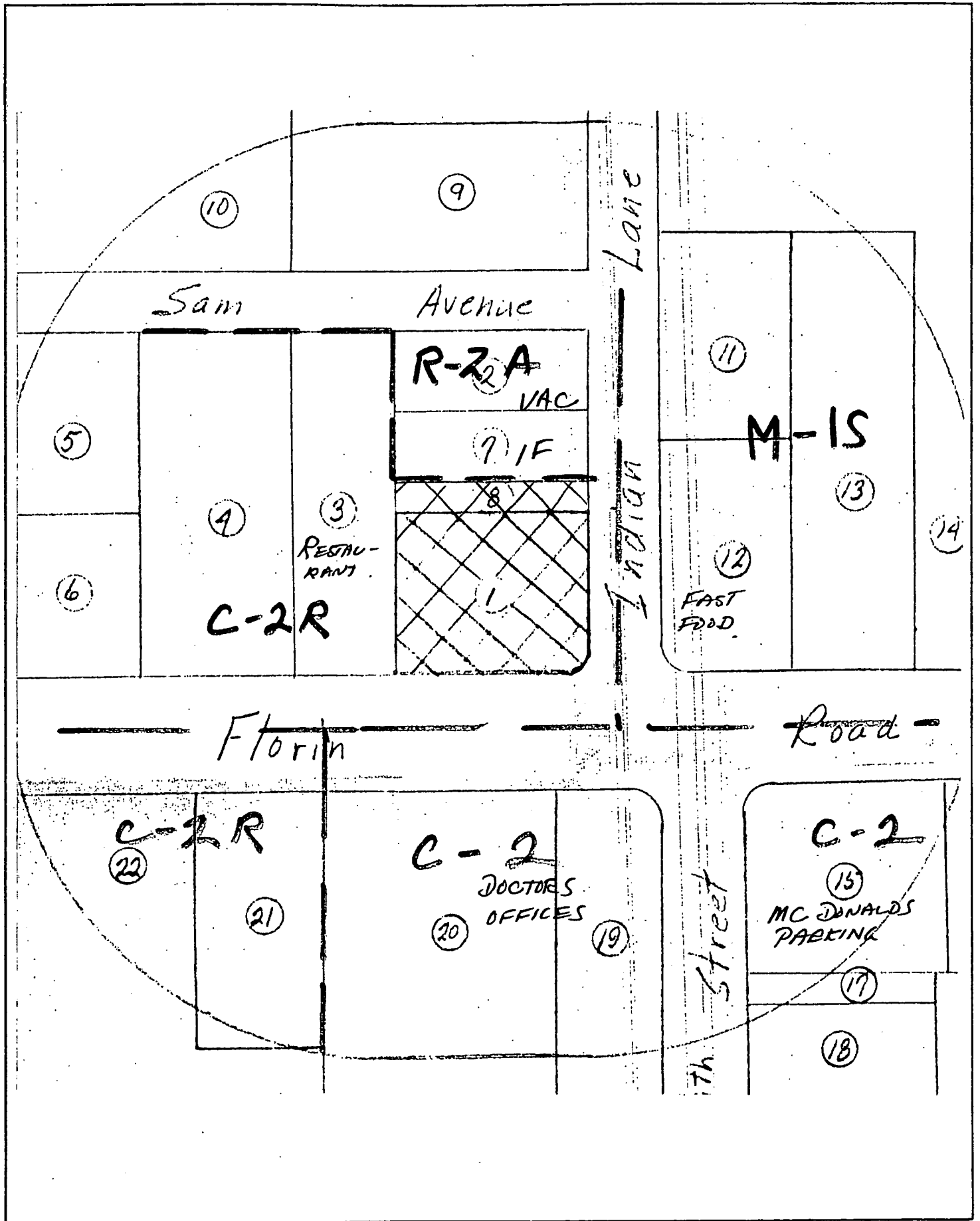
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Item No. ~~3142~~

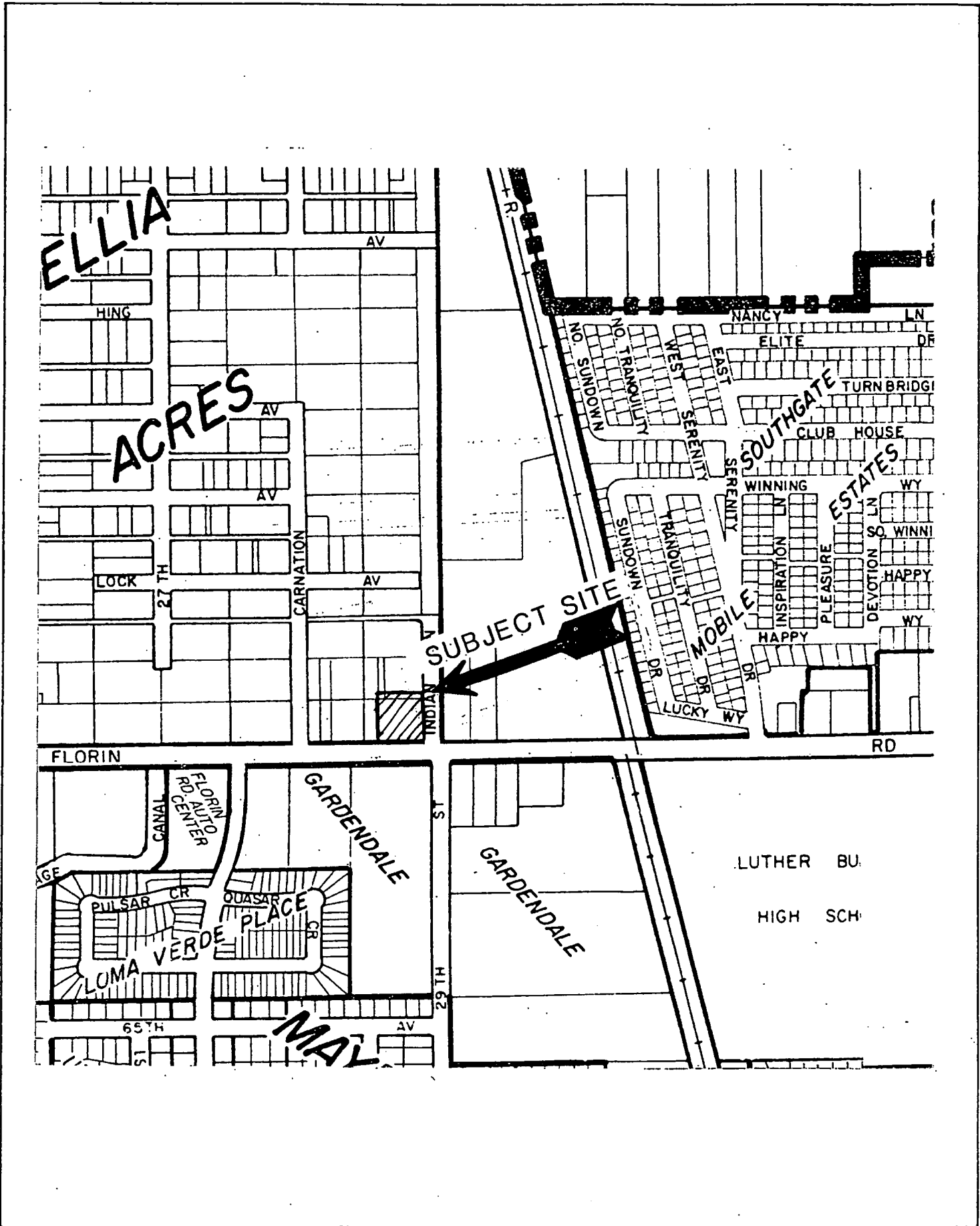
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LAND USE & ZONING MAP



VICINITY MAP

P84-323

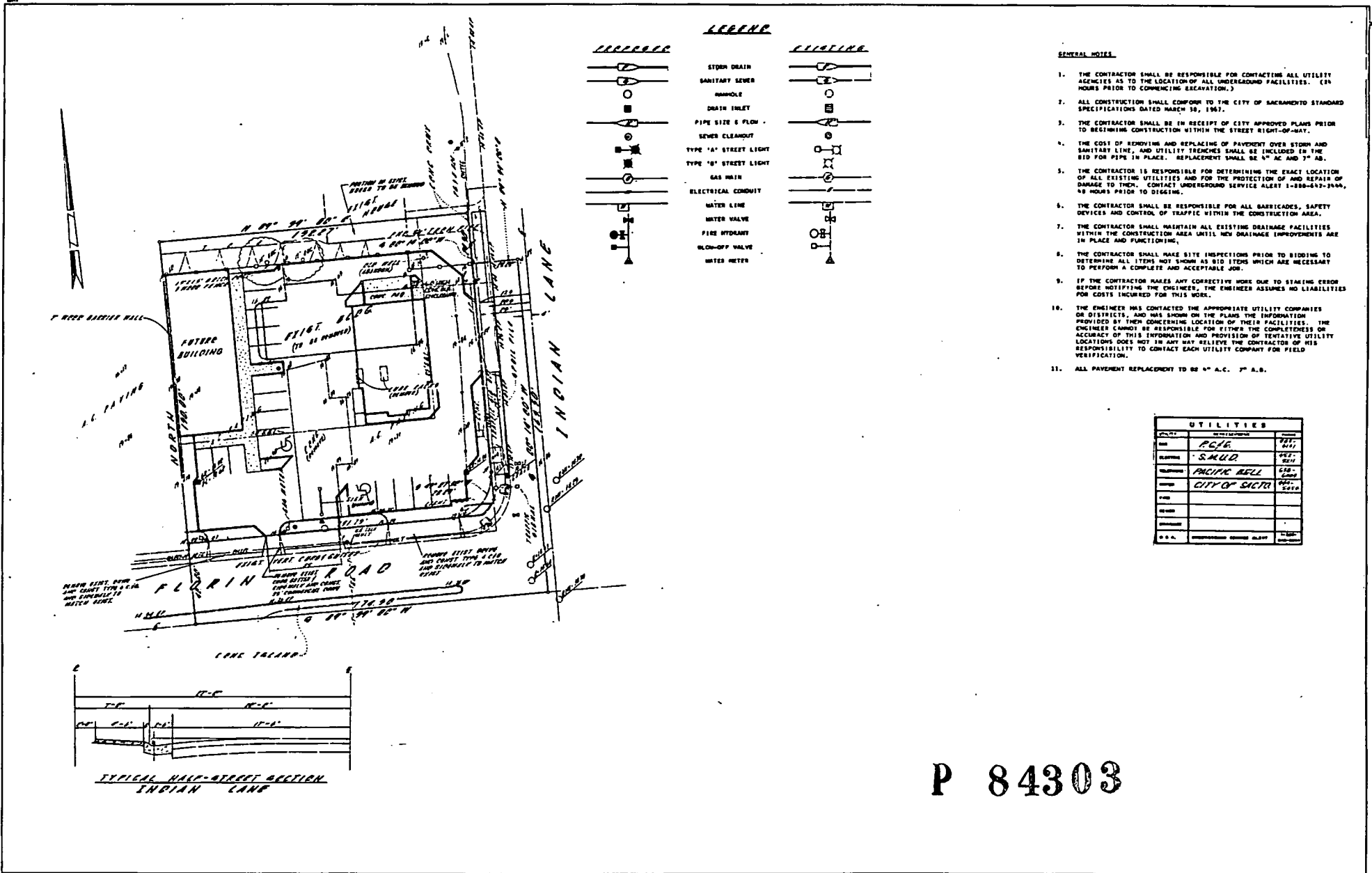
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13 Sept 1984
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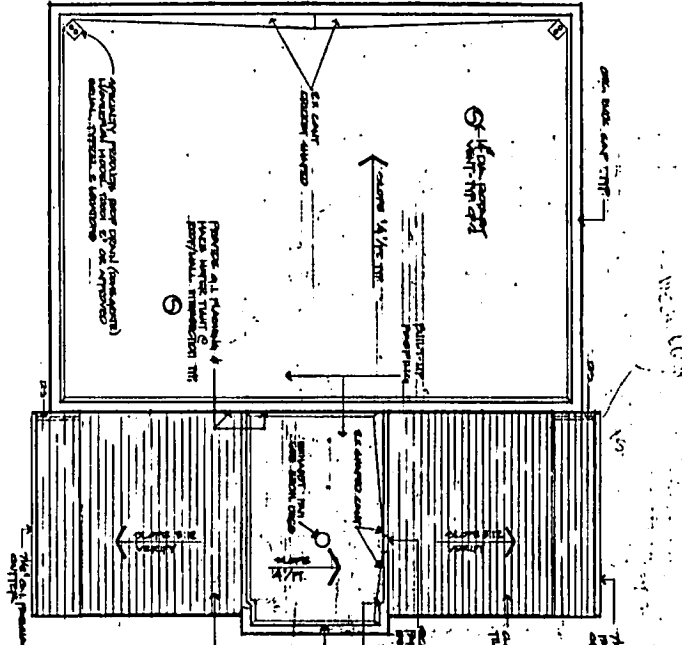
SUBMITTED BY KENT W. BAKER	BENCH MARK C&G 88 11-14 51-1101 50' WIDE DRIVE AT 100' W C&G 1001 11-14 51-1101 SIGNAL 10 PACE 40' W FLORIN RD. 40' W 10' W	DATE JUNE 1984	SCALE HORIZ: 1" = 20' VERT: 1" = 40'	F&B Engineering - Surveying - Planning FROST AND BAKER, INC. 7522 BLANCK AVENUE, SUITE 9 SAN RAMON, CA 94583 818-988-4511	SITE AND GRADING PLAN: LUBE IO 2899 FLORIN ROAD A.P.N.: 001-001-01 CITY OF SACRAMENTO CALIFORNIA	NO.	DESCRIPTION	SHEET	1 of 1
	FIELD NO. 79	BOOK	REVISIONS						

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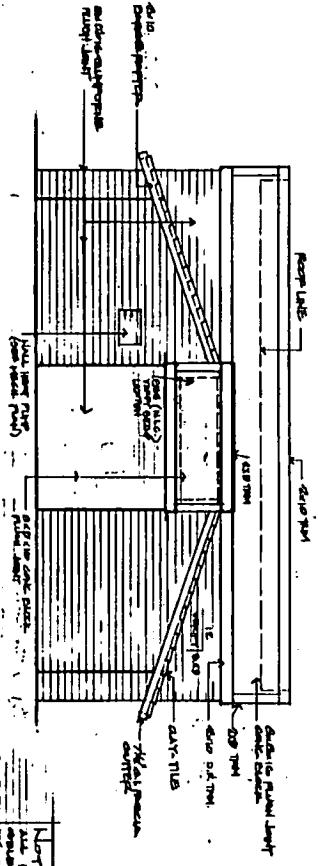
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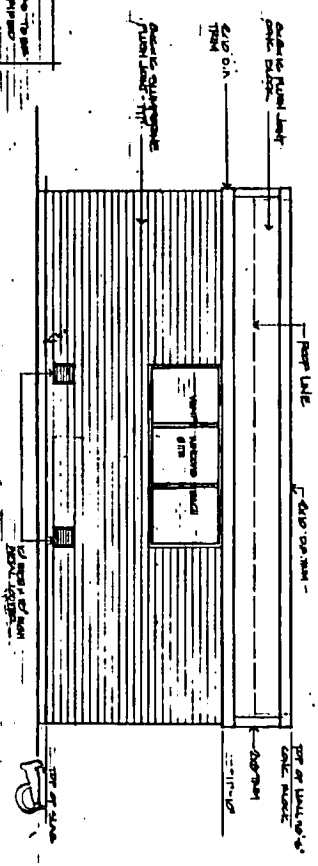
ROOF PLAN



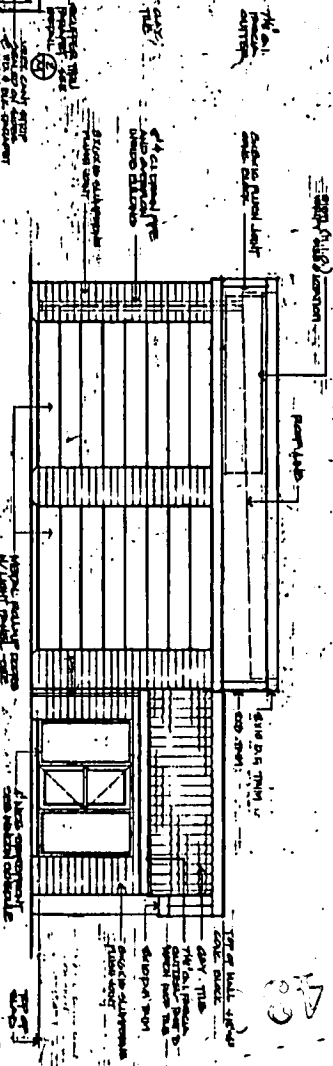
RIGHT ELEVATION



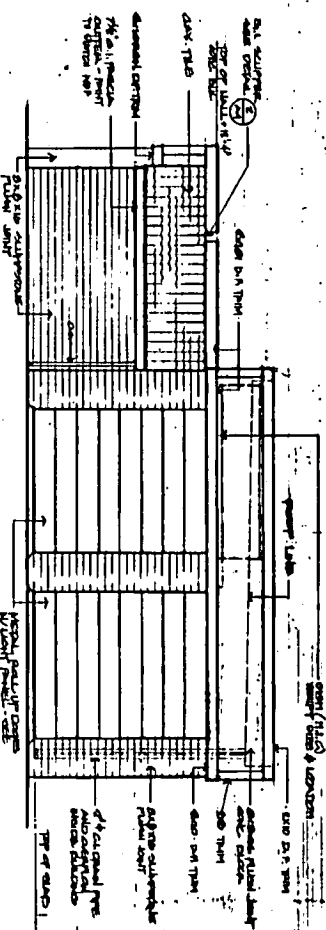
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



EXAMPLES NOTES:
 1. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REGISTRATIONS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CERTIFICATES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ORDERS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DECISIONS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DIRECTIONS.

ELEVATIONS
 ROOF PLAN

STONHAM & BECKER
 architecture & planning
 2740 ARDEN WAY SUITE 200
 SACRAMENTO, CALIFORNIA 95825
 (916) 468-8831

No. 37
2

STONHAM
& BECKER
ARCHITECTURE
PLANNING

PROJECT TITLE
SHEET TITLE

DATE
DRAWN BY
FILE

DATE
DRAWN BY
FILE

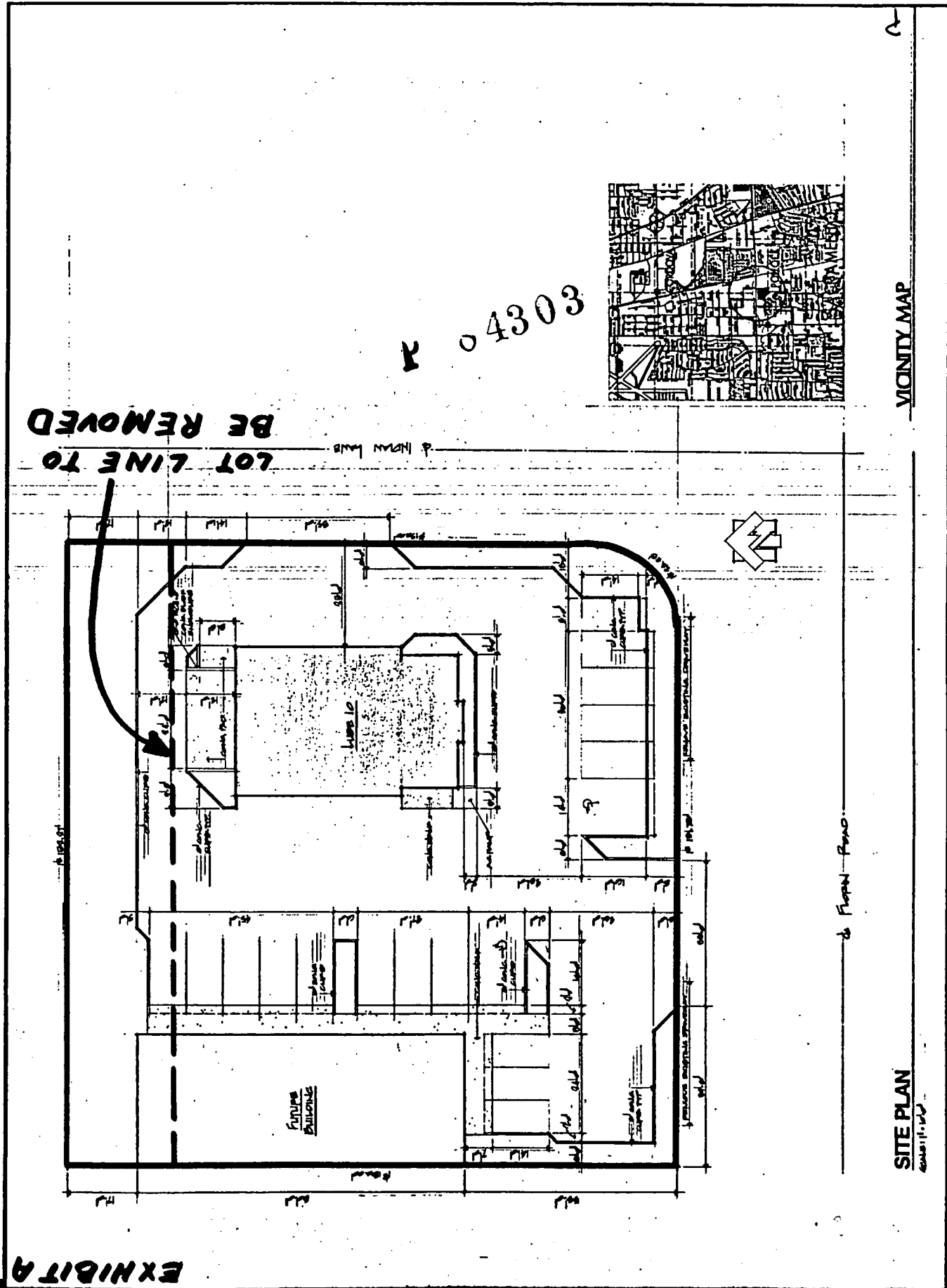
LUBE 10
Project name & sheet title

PROJECT TITLE
SHEET TITLE

NO. BETWEEN
DATE

FOR REVISION
DATE
DRAWN BY
FILE

SHEET
OF SHEETS



LOT LINE TO
BE REMOVED

4303

VICINITY MAP

SITE PLAN

EXHIBIT A

P84-303

13 Sept 1984

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DESCRIPTION
Page 1

DESCRIPTION

CITY OF SACRAMENTO

All that portion of Lots 150 and 151, as shown on the "Plat of Camellia Acres", recorded in the office of the County Recorder of Sacramento County, on June 2, 1915, in Book 15 of Maps, Map No. 21, particularly described as follows:

BEGINNING at the Southeast corner of the Southwest one-quarter of Section 31, as shown on said plat, said point also being the Southeast corner of said Lot 151; thence from said point of beginning, along the South line of said Lot 151, and the center line of a county road as shown on said plat, said County Road now being known as Florin Road, South $89^{\circ} 59'$ West 174.5 feet; thence parallel to the West line of said Lots 150 and 151, North 190.00 feet to the Southwest corner of the land conveyed in the Deed executed by Inter-Cal Real Estate Corporation, a California corporation to San Calagna, recorded November 1, 1971, in Book 71-11-01, page 34 of Official Records; thence along the exterior boundaries of said Calagna land the following three courses and distances: (1) North $89^{\circ} 59' 00''$ East 152.27 feet; (2) South $00^{\circ} 14' 00''$ West 24.50 feet to the center line of an abandoned 16.00 foot alley; (3) North $89^{\circ} 59' 00''$ East 23.00 feet along said centerline of said abandoned alley to the East line of a 23.00 foot lane as shown on said plat, said lane now being known as Indian Lane, said East line also being the East line of said Lots 150 and 151; thence South $00^{\circ} 14'$ West, along said East line of said Indian Lane and the East line of said Lot 151, 165.50 feet to the point of beginning.

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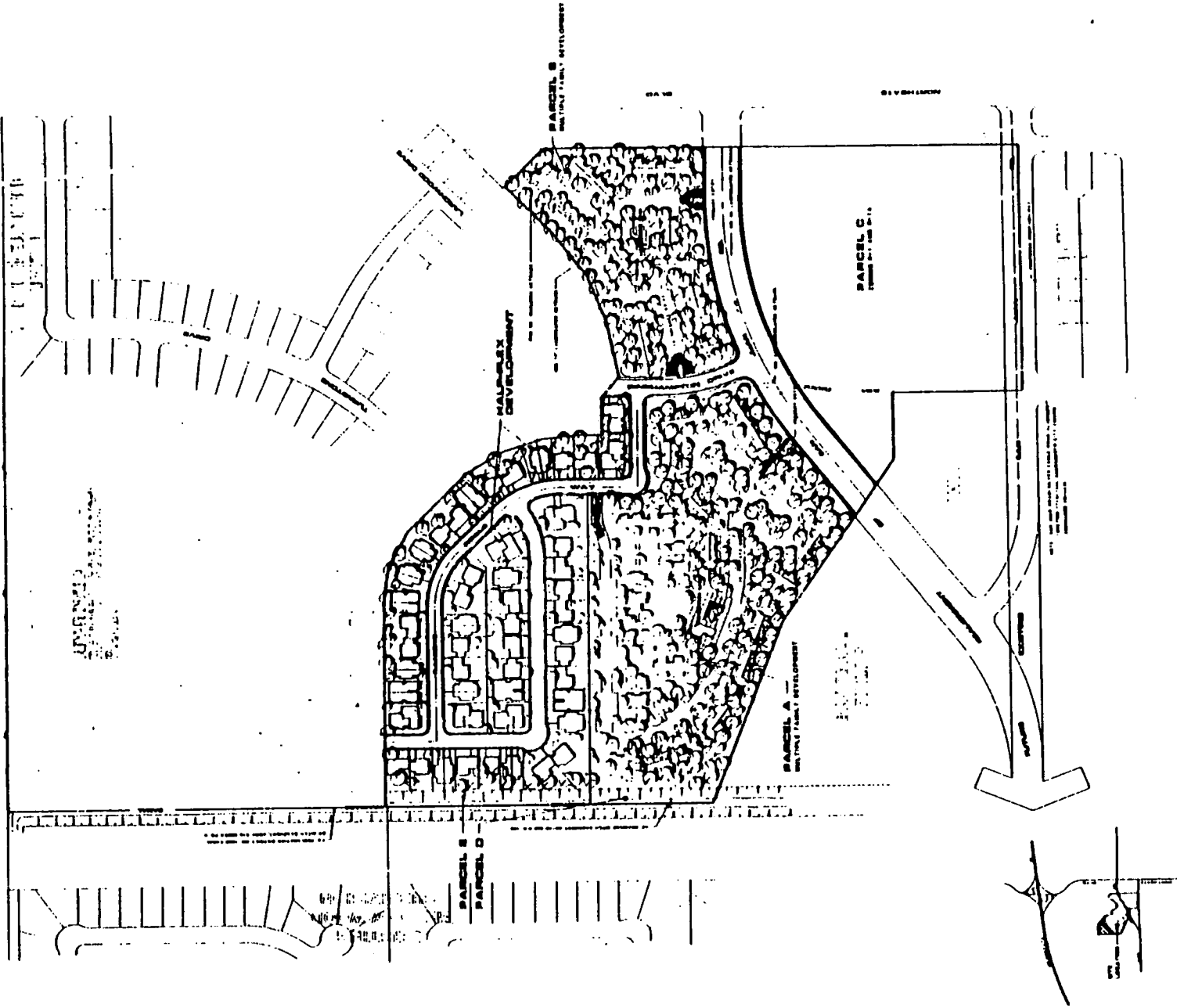
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9-13-84
12-13-84


SAFECO 2
No. 13314

SCHEMATIC PLAN SUMMARY

AREA	APPROXIMATE AREA	1.00	0.50	0.25	0.125	0.0625
		ACRES	ACRES	ACRES	ACRES	ACRES
HAIGH PLACE DEVELOPMENT	100	1.00	0.50	0.25	0.125	0.0625
MULTIFAMILY HOUSING DEVELOPMENT	100	1.00	0.50	0.25	0.125	0.0625
MULTIFAMILY HOUSING DEVELOPMENT	100	1.00	0.50	0.25	0.125	0.0625
STREETWAY ACCESS ONLY	100	1.00	0.50	0.25	0.125	0.0625
STREETWAY ACCESS ONLY	100	1.00	0.50	0.25	0.125	0.0625
STREETWAY ACCESS ONLY	100	1.00	0.50	0.25	0.125	0.0625
STREETWAY ACCESS ONLY	100	1.00	0.50	0.25	0.125	0.0625
STREETWAY ACCESS ONLY	100	1.00	0.50	0.25	0.125	0.0625

EXHIBIT 1



1	SCALE	1" = 100'	DATE	3-28-85	PROJECT	HAIGH PLACE DEVELOPMENT	CLIENT	rancho natomas CITY OF SACRAMENTO	ARCHITECT	natomas CALIFORNIA	SCHEMATIC SITE PLAN
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JANUARY, 1988			
SCALE			

EXHIBIT 2

panipahall streetscape rancho natomas

