

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Massie & Oates, 8401 Jackson Road, Sacramento 95826	381-3600	
OWNER	Robert C. LaBella, 7300 Franklin Boulevard, Sacramento 95823		
PLANS BY	Leo McGlade & Associates, 3417 Arden Way, Suite A, Sacramento 95825	488-8380	
FILING DATE	1/19/84	50 DAY CPC ACTION DATE	REPORT BY: SD
NEGATIVE DEC.	2/13/84	EIR	ASSESSOR'S PCL. NO. 049-270-07, 15, 09

- APPLICATION:
1. Environmental Determination
 2. Rezone 2+ acres from Office Building (OB-R) to General Commercial (C-2) (Sec. 13)
 3. Lot Line Adjustment to merge 3 parcel (Sub. Map Act. Sec. 66499.20 3/4) Withdrawn

LOCATION: Northwest corner of Franklin Boulevard and Doss Way

PROPOSAL: The applicant is requesting the entitlements necessary to develop a two-acre parcel with a retail sales structure.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
1965 Southgate Community
Plan Designation: Shopping or Commercial
Existing Zoning of Site: OB-R
Existing Land Use of Site: Vacant

SURROUNDING LAND USE AND ZONING:

North: Service Station; County
South: Office, OB-R
East: Shopping Center; County
West: Vacant and Residential, OB-R, R-1

Parking Required: 129 spaces
Parking Provided: 129 spaces
Parking Ratio: 1:250 sq. ft. gross floor area
Property Dimensions: Irregular
Property Area: 2+ acres
Square Footage of Building: 32,200 sq. ft.
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Earthtone
Exterior Building Materials: Stucco, glass, wood - roof (wood shingles)
Height of Structure: 20 feet, one-story

BACKGROUND INFORMATION: On December 15, 1981, the City Council approved a rezone from Agricultural (A) to Office Building - Review (OB-R) for the subject site. The proposed office structure was never erected.

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STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located south of Florin Road, on Franklin Boulevard. Florin Road is a corridor of commercially zoned property extending, within the City limits, from 24th Street to Franklin Boulevard. There are many vacant structures and partially developed sites along this corridor. Southgate Mall, which is within County jurisdiction, is located on the east side of Franklin Boulevard across from the subject site. Because the mall is being renovated, there are many vacant shops including the old Lucky's Market. Both sides of Florin Road from Franklin Boulevard to Route 99 are designated Limited Commercial by the County. This designation permits retail sales uses. The Florin Road commercial corridor is 2+ miles long. There is adequate land within the vicinity of the subject site on which to locate 32,000 square feet of retail sales uses. Therefore, there is no need for additional commercial zoning in the area.
2. The subject site is located on the southern fringe of the Florin Road commercial corridor. Property immediately west of the subject site is zoned for residential uses and is partially developed. The parcel south of the subject site is also zoned OB-R and is developed with an office structure. The Office Building zone functions as a transitional zone between the commercial uses to the north and east and residential uses to the west. The Office Building zoning is also compatible with the OB zoning south of the subject site.
3. The applicant should be aware that a 6 foot masonry wall is required between commercial construction and residentially used or zoned property. Therefore, a wall is required along the western property line, and will be required when building permits are approved.
4. In conclusion, staff cannot support the rezoning request. There is sufficient appropriately zoned land within the vicinity of the subject site on which to locate retail uses. The current zoning (OB-R) provides a transition between residential and general commercial uses. Staff believes the OB zone to be more appropriate for the subject site than the C-2 requested by the applicant.

STAFF RECOMMENDATION:

1. Ratification of the Negative Declaration.
2. Denial of the rezoning from Office Building - Review to General Commercial (C-2).

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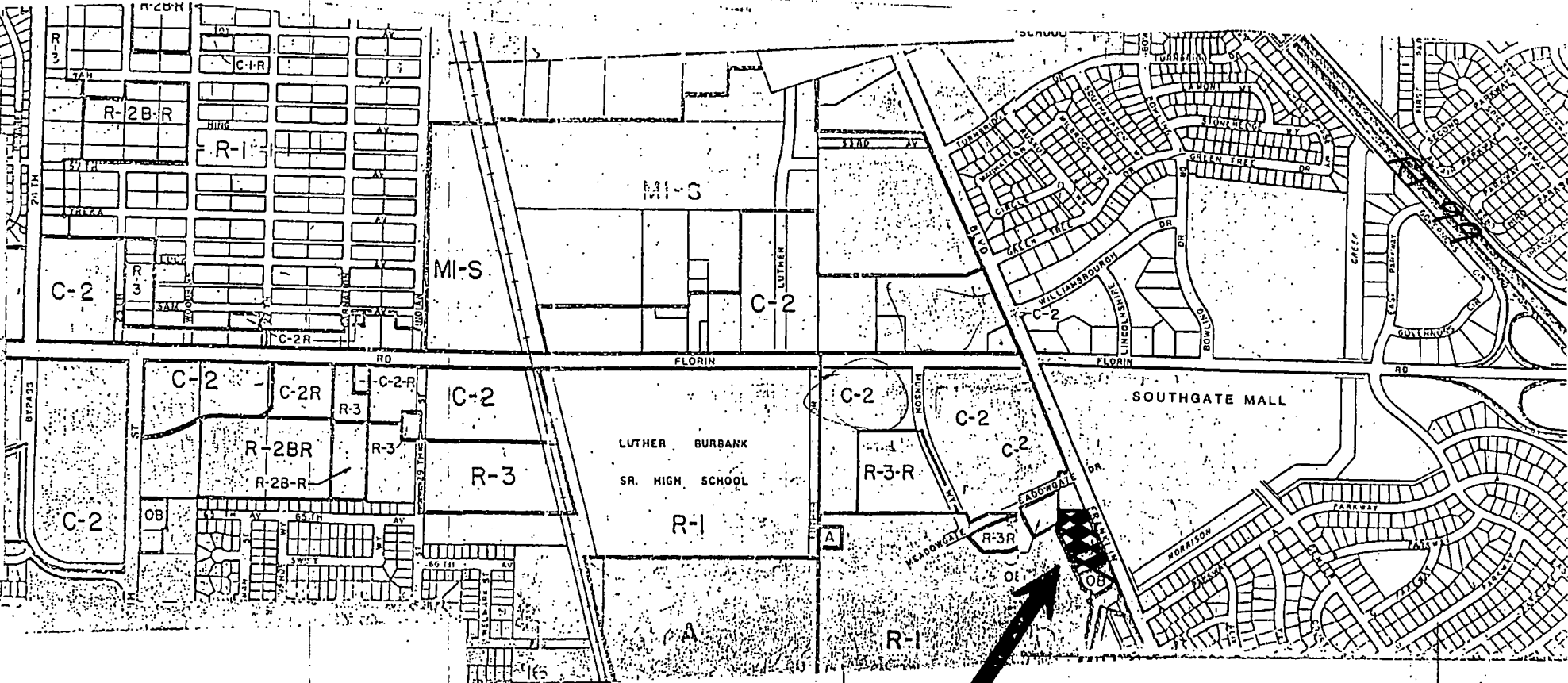
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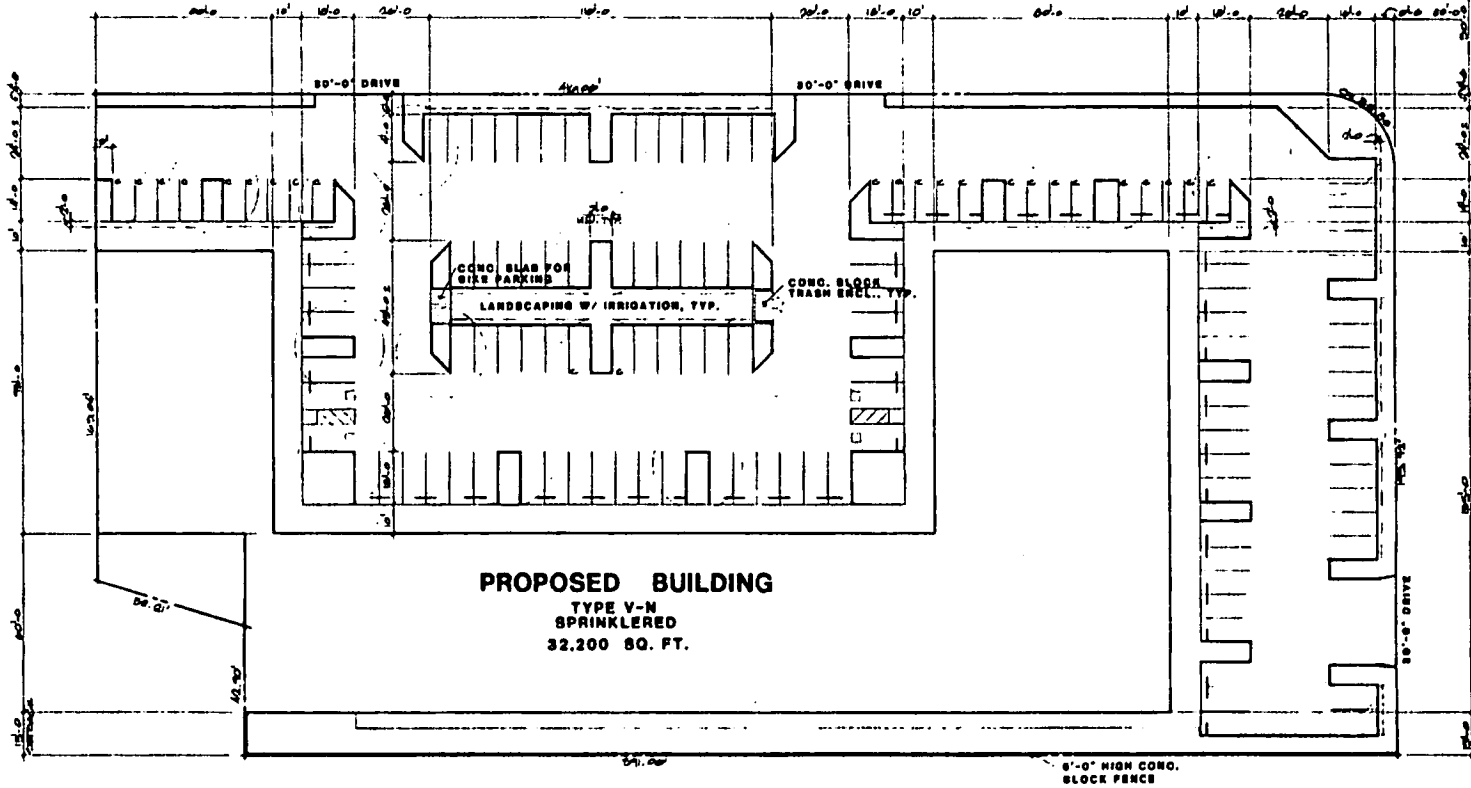
SUBJECT SITE

LOCATION MAP

SITE PLAN

FRANKLIN BLVD.

EXISTING SERVICE STATION



PROPOSED BUILDING
TYPE V-N
SPRINKLERED
32,200 SQ. FT.

EXISTING RESIDENTIAL

SITE PLAN

1"=20'-0"

6'-0" HIGH CONG.
BLOCK FENCE

PARKING DATA
 32,200 SQ. FT. + 200 = 151 CARS (AREA / CAR) + 100
 4 HANDICAP @ 7'x12'
 71 AMPLE (25%) 7'x12'
 10 REMAIN @ 7'x12'

SHADING DATA
 TOTAL PAVED AREA 40,000 sq ft
 PAVED GRASS AREA 20,000 sq ft
 20' 30' x 100' = 20,000 sq ft
 4' 20' x 40' = 1,760 sq ft
 21,760 sq ft

ALL PLANTING TO BE DONE BY CONTRACTOR

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

Leo McClellan & Associates
 3177 Levee Ave., Suite 1, Sacramento, CA 95833 (916) 486-1100

PROPOSED RETAIL COMPLEX
SITE PLAN
 FRANKLIN BLVD.
 CITY OF SACRAMENTO, CA.

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3/8/84

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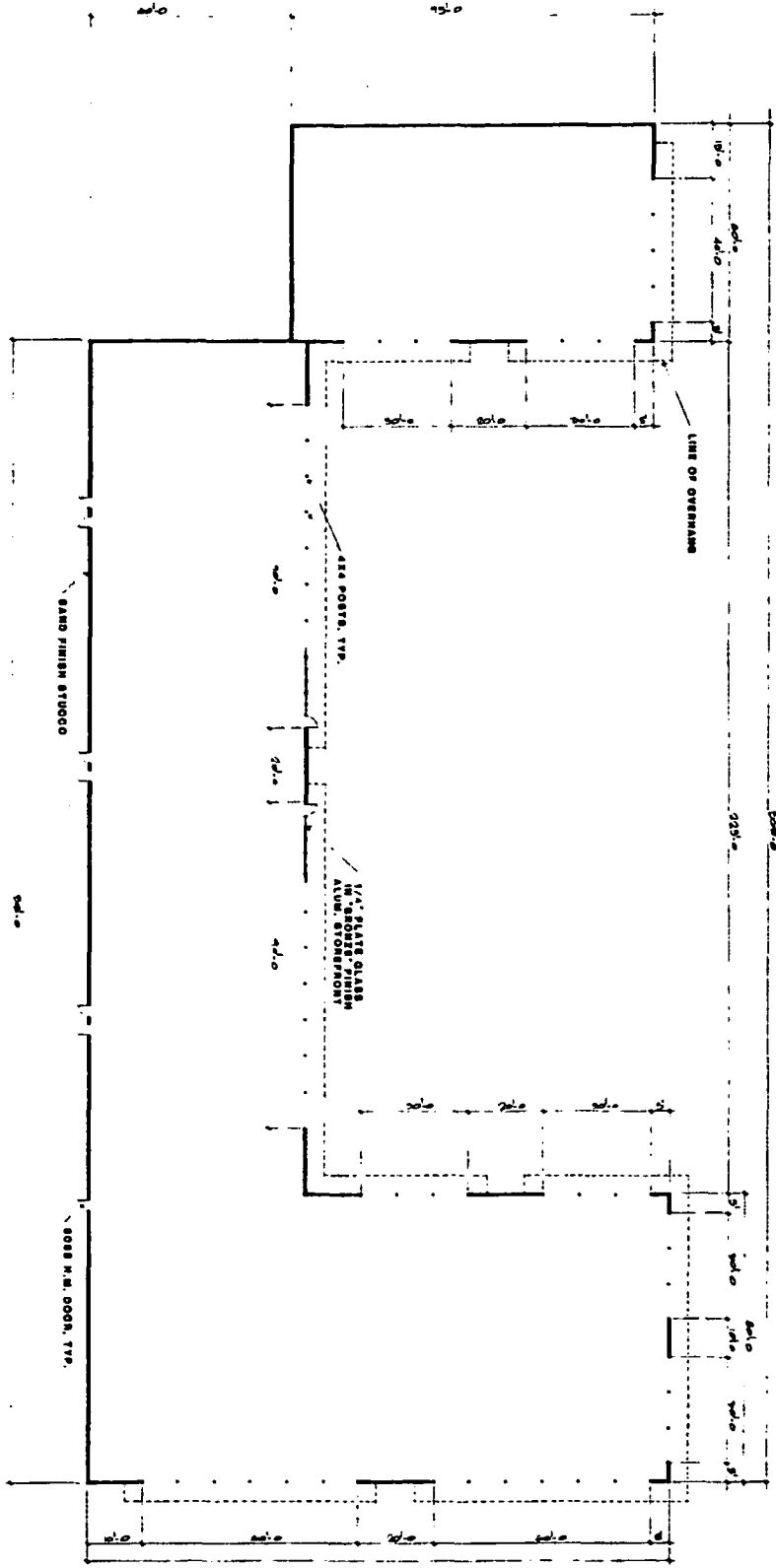
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FLOOR PLAN

003252

BUILDING FLOOR PLAN

1/18/84



1	2	PROPOSED RETAIL COMPLEX	FLOOR PLAN	Leo McClode & Associates 2411 Auburn Ave., Suite 4, Los Angeles, CA 90007, TEL: 213-486-6885								
		FRANKLIN BLVD.										
		CITY OF SACRAMENTO, CA.										

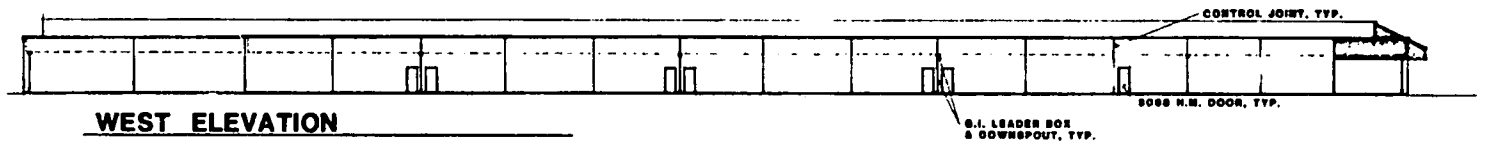
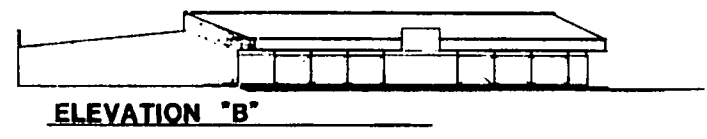
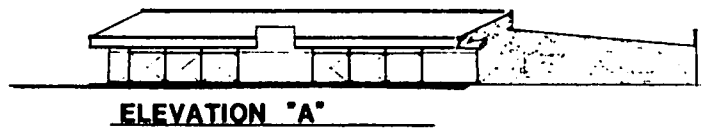
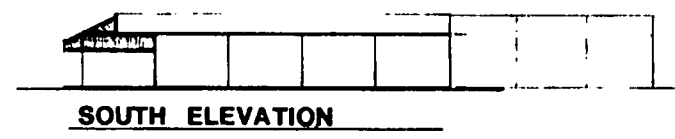
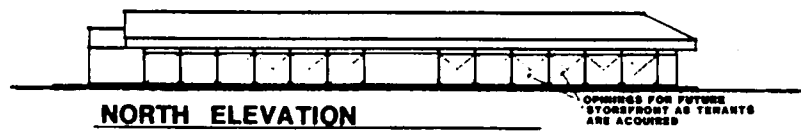
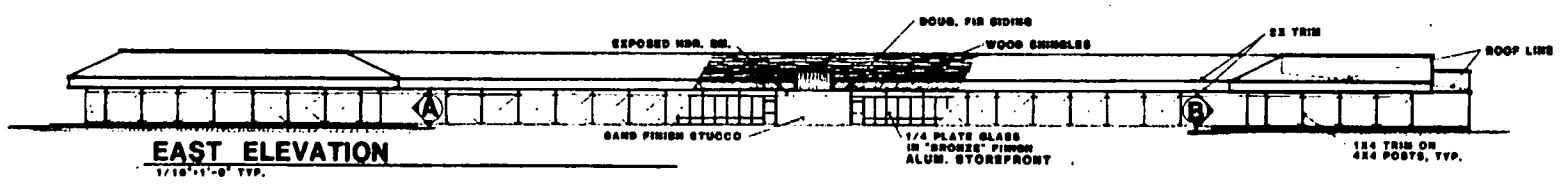
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REVISION	BY

Leo McClade & Associates
 ARCHITECTS
 3417 NORTH 17TH, SUITE A, SACRAMENTO, CA. 95835 (916) 486-5400

PROPOSED RETAIL COMPLEX EXTERIOR ELEVATIONS

FRANKLIN BLVD. CITY OF SACRAMENTO, CA.

ELEVATIONS

13

LAND USE MAP

11

10

9

MEADOWGATE DRIVE

3

2

4

VACANT

GAS STATION

DRIVE

12

14

IF

20

IF

21

IF

22

IF

23

24

IF

26

25

IF

IF

SUBJECT SITE

1

BOULEVARD

SOUTHGATE MALL

34

CIR

15

16

17

18

MANDY

FRANKLIN

003295

DOSS WAY

300'

IF

29

IF

28

IF

27

OFFICE

8

30

7

31

6

52

PATERO CIR

9