

CITY PLANNING COMMISSION

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

APPLICANT	Hagman Associates, 114 Santa Margarita, Menlo Park, CA		
OWNER	Mobil Oil Corp., P.O. Box 290, Dallas, TX; National Life Ins. Co., 520 S. Virgil, Los Angeles, CA		
PLANS BY	Hagman Associates, 114 Santa Margarita, Menlo Park, CA		
FILING DATE	7/21/83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	Exempt 15111, / ¹⁵¹⁰⁵ EIR	ASSESSOR'S PCL. NO.	023-221-10, 17

- APPLICATION:
1. Variance to locate a portion of required four-foot planter in public rights-of-way (Stockton Boulevard and Fruitridge Road) (Sec. 6-D-5) (P83-241B)
 2. Variance to reduce required four-foot planter to two and one-half feet (Fruitridge Road) (Sec. 6-D-5) (WITHDRAWN)

LOCATION: Northeast corner of Stockton Boulevard and Fruitridge Road

PROPOSAL: To develop a savings and loan in the C-4 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1966 Colonial Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Abandoned gas station; vendor

Surrounding Land Use and Zoning:

North:	Tire Shop; C-4
South:	Shopping Center; C-4
East:	Fast Food Restaurant; C-4
West:	Gas Station; C-4

Parking Required:	9 spaces
Parking Proposed:	17 spaces
Parking Ratio:	1 per 400 sq. ft. gross floor area
Property Dimensions:	Irregular
Property Area:	18,090 square feet
Square Footage of Building:	3,500
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Off white
Exterior Building Materials:	Plaster

STAFF EVALUATION: Staff has the following comments and concerns:

1. The project site is comprised of two legal parcels under different ownerships. As such, the site design options are somewhat limited. An 18 foot strip along the northerly and easterly property lines accommodates surplus parking (including the handicap space), the trash enclosure, and a transformer. The building will be butted against this parcel and parking will be provided in the remaining area abutting the street frontages (see Exhibit 'A').

003239

APPLC. NO. P83-241B

MEETING DATE August 25, 1983

CPC ITEM NO. 23

2. Staff has no objection to the use of the public right-of-way for satisfaction of required planting. Such use has been approved elsewhere in the past. Staff would specify however that the front two feet of each parking stall be incorporated into the landscaping planter in order to increase the width of planter areas. This would allow the six-inch curb around the planter area to act as a wheel stop.
3. The applicant requested a variance to allow the planter strip along Fruitridge Road to be two and one-half feet in width. Staff informed the applicant that the variance would not be needed if the three parking spaces be designed as compact spaces. This would reduce the stall depth and maneuvering area by three feet. The applicant agreed with staff; therefore, the variance for the two and one-half foot wide planter has been withdrawn.
4. The applicant's plans do not show the required six-inch raised concrete curb for the planters where they abut the back of the public sidewalks. The Zoning Ordinance requires that the planters be completely surrounded by the raised curb.
5. The Traffic Engineering Division indicated the need for the following changes:
 - a. Increase the width of the Stockton Boulevard curb cut from 24 feet to 35 feet by flaring the south edge of the driveway. (See Exhibit 'A');
 - b. Increase the width of the Fruitridge Road curb cut from 24 feet to between 30 - 35 feet by flaring the east edge of the driveway (See Exhibit 'A').

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the variance to locate a portion of the required four-foot planter in the public rights-of-way, subject to conditions and based on Findings of Fact that follow.

Conditions

- a. The three parking spaces abutting the Fruitridge Road right-of-way shall be compact spaces with 16 feet of depth, and the maneuvering depth shall be 25 feet;
- b. The two-foot overhang area of parking spaces shall be incorporated into the abutting landscaped planters;
- c. The applicant shall obtain an encroachment permit from the City Engineer;
- d. A detailed landscape and irrigation plan and the 50 percent shading plan shall be submitted for the review and approval of staff prior to issuance of building permits.

Findings of Fact - Variance Approval

- a. Approval of the proposed variance for locating a portion of the required planter in the right-of-way is not a special privilege extended to one individual property owner. Under similar circumstances the same variance has been approved for other property in the City where there is unused right-of-way;

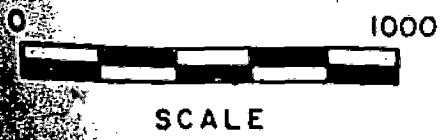
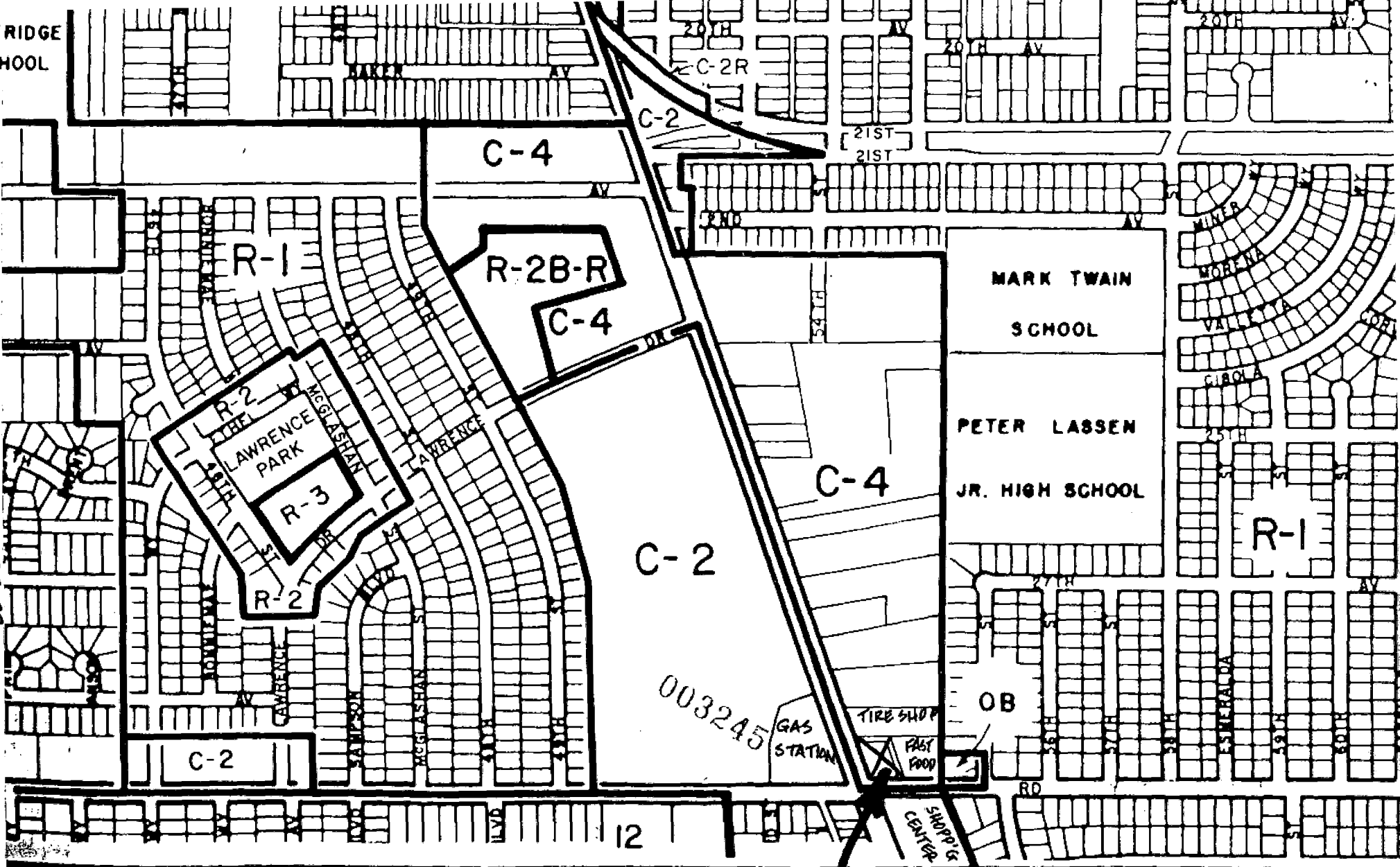
- b. The project, as conditioned, will not be injurious to public welfare nor to property in the vicinity of the subject site in that adequate landscaping will be provided to screen parking from public view;
- c. The project, as conditioned, will be in harmony with the general purpose and intent of the Zoning Ordinance and will be in conformance with other City plans.

RUITRIDGE SCHOOL

PGS-241B

8-25-83

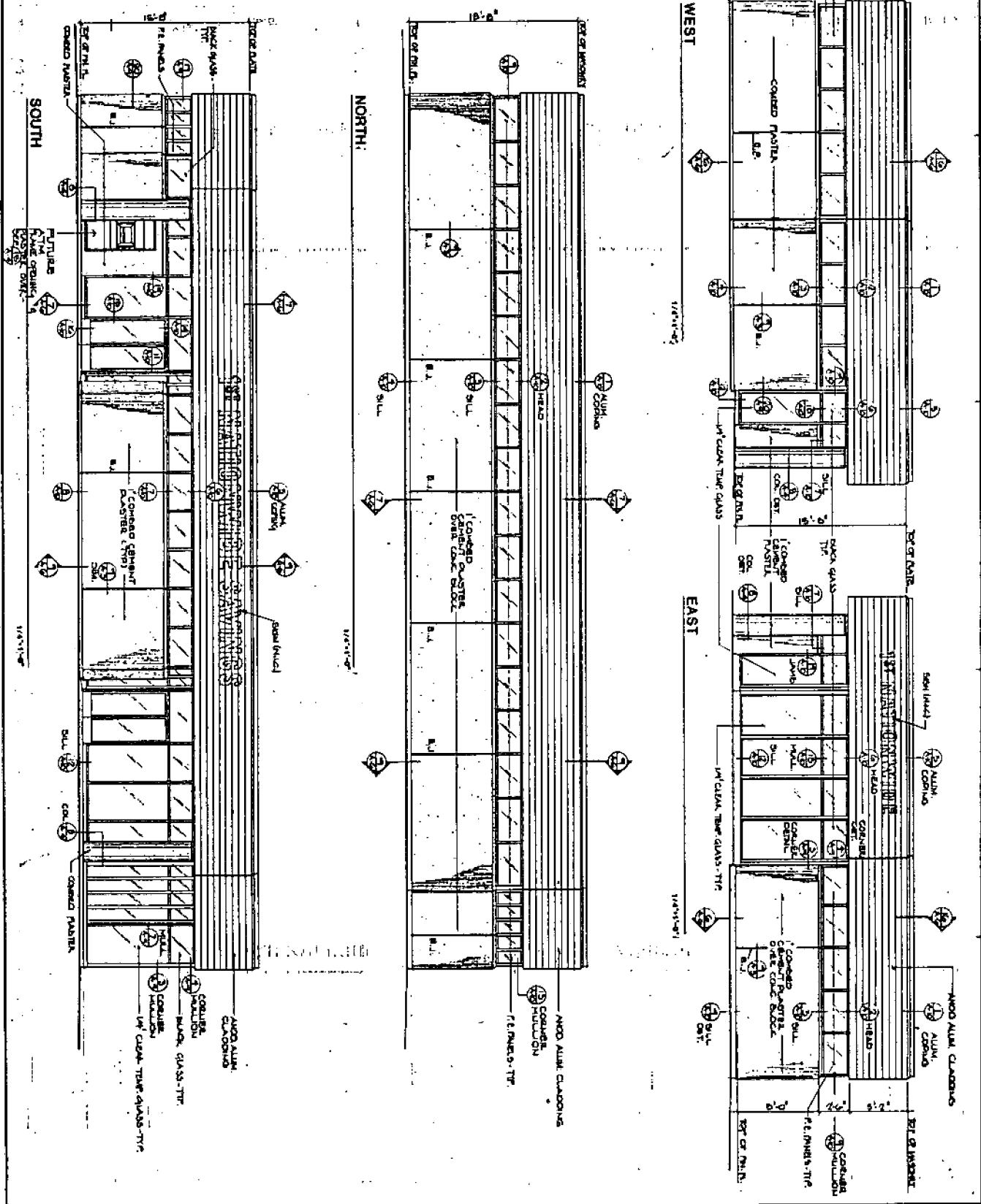
PLAN NO. 23



OFFICIAL *subject site* ZONING

& LAND USE

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A-5
 37/00
 27/00

EXTERIOR ELEVATIONS
 1ST NATIONWIDE SAVINGS
 5587 STOCKTON BLVD
 SACRAMENTO CA

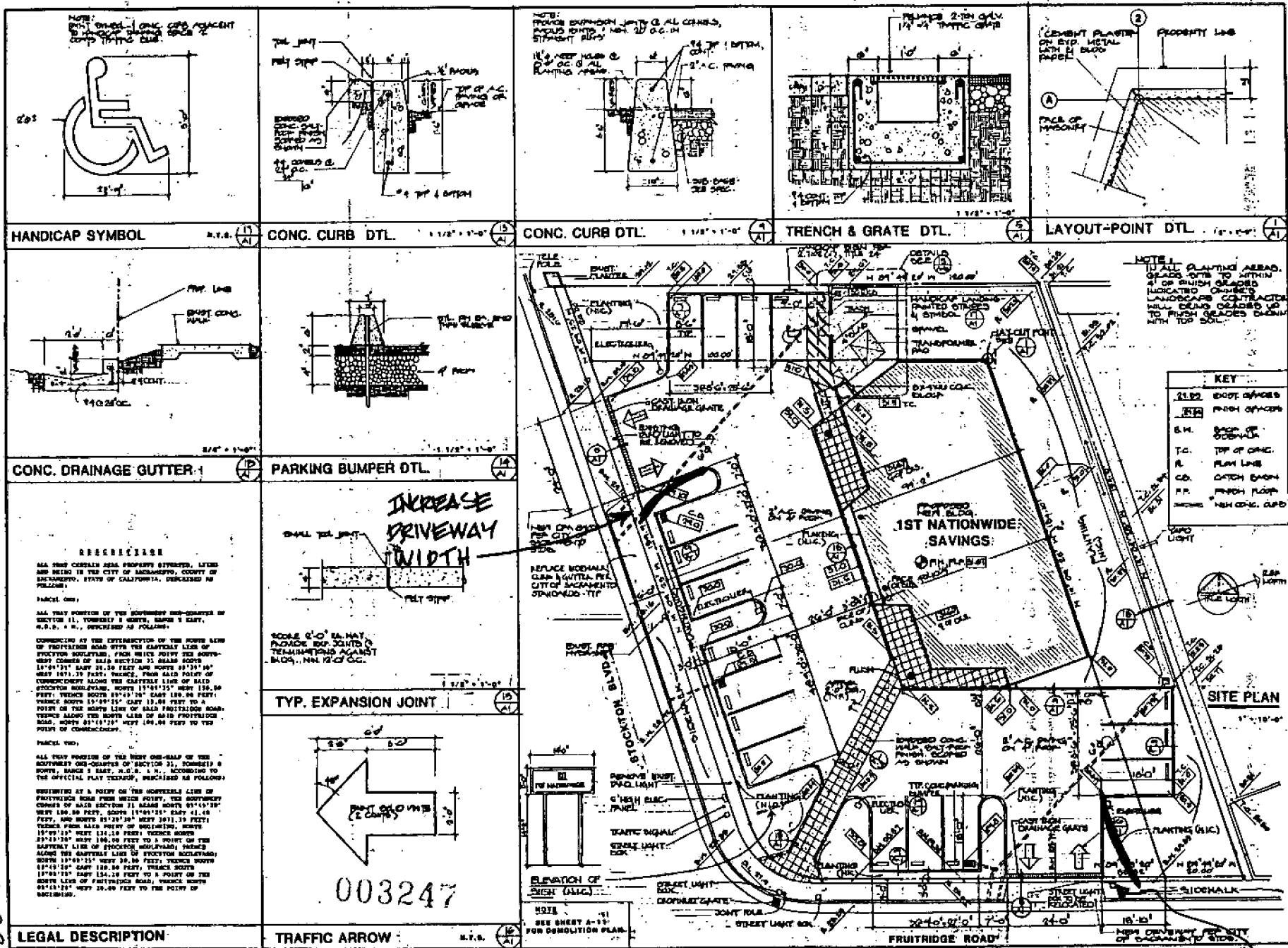
HAGMAN ASSOCIATES ARCHITECTS
 220 85th
 219 15th

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P 88-241B

B-2583

ITEM NO. 23



78.85
78.15

HAGMAN ASSOCIATES
ARCHITECTS

1ST NATIONWIDE SAVINGS
5587 STOCKTON BLVD
SACRAMENTO CA

SITE PLAN & DETAILS

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NO. 2
NO. 3
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INCREASE DRIVEWAY WIDTH PER TRAFFIC ENGINEER

EXHIBIT 'A'