

CITY PLANNING COMMISSION

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

APPLICANT	Timothy D. Tarron c/o Hefner, Stark & Marois, 555 Capitol Mall, Sacto, CA		
OWNER	Gene L. Kotz, 7788 Freeport Blvd., Sacramento, CA 95832		
PLANS BY	Anthony M. Guzzardo & Assoc., Inc., 536 Montgomery St., San Francisco, CA		
FILING DATE	5-5-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg:lap
NEGATIVE DEC	7-8-83	EIR	ASSESSOR'S PCL. NO. 031-200-16,23

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.6± acres from Agricultural A to Highway Commercial HC
 3. Plan Review
 4. Tentative Map (P83-139)

LOCATION: South of Meadowview Road at Pocket Road and east of I-5

PROPOSAL: The applicant is requesting the necessary entitlement to develop a service station on a .6± vacant acre.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Office
 1976 South Pocket Community
 Plan Designation: Highway Commercial
 Existing Zoning of Site: A
 Existing Land Use of Site: Vacant - agricultural use

Surrounding Land Use and Zoning:
 North: Residential, Vacant; R-1
 South: Freeport Blvd., I-5; TC
 East: Vacant; A
 West: I-5; TC

Parking Required: 4 spaces
 Parking Provided: 4 spaces
 Ratio Required: 1 space per 250 gross sq. ft.
 Property Dimensions: Irregular
 Property Area: 21.235 acres gross
 Square Footage of Building(s): 1,000 sq. ft. (approximately)
 Topography: Flat to sloping
 Street Improvements: To be required
 Utilities: Available to site
 Exterior Building Colors: Dark & light brown
 Exterior Building Materials: Aluminum siding & stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 13, 1983, by a vote of five ayes, three absent, and one abstention, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

000971

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require construction of a drainage pump station;
- c. Prepare a right-of-way study for Pocket Road to the satisfaction of the City Engineer. Dedicate right-of-way as indicated by the study. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; and
- d. Dedicate round corners for 58 foot roadway at Pocket Road.

Staff Evaluation: The Pocket Community Plan designates the subject site as Highway Commercial. The requested rezoning and proposed gas station use for Parcel A is consistent with this designation. Therefore, staff supports the rezoning for Parcel A as well as the parcel map. The gas station site plan conforms to the setback and parking requirements as well.

The Zoning Ordinance requires site plan review for Highway Commercial development. Pursuant to this requirement the applicant submitted the attached Land Use Plan which denotes the future development of the remaining 20± acres. This Plan was prepared to indicate general land use relationships and provisions for access to the remainder of the site. The indicated service station, motel, and restaurant uses are allowed in the Highway Commercial Zone. However, the office use is not. Staff therefore advises the applicant that before actual development plans are prepared for the remainder of the site the office use must be deleted or the appropriate land use entitlements secured. No revised plans are necessary at this time because the remainder of the site is to remain in the Agriculture zone.

Staff Recommendation: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone of 0.6± acres from Agriculture (A) to Highway Commercial (HC);
3. Approval of Plan Review of the proposed service station only; and
4. Approval of the Tentative Map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

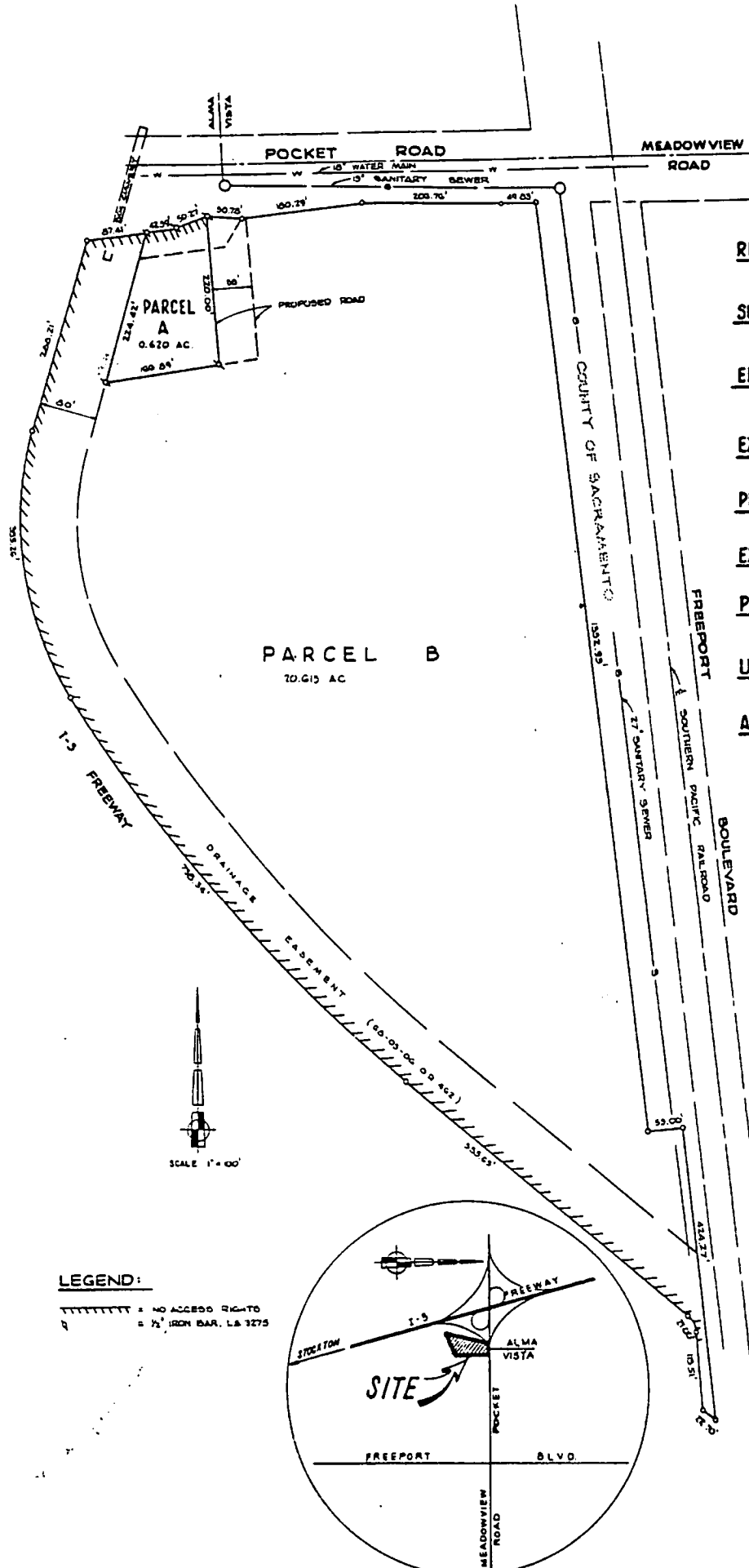
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TM:sg:lao
attachments
wp 5i

TENTATIVE
PARCEL MAP
 PORTION OF SECTION 11
 T.7 N., R.4 E., M.D.B. & M.

CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1983 SCALE 1"=100'



RECORD OWNER:

CORA J. KLUTZ & GENE L. KLUTZ
 7740 FREEPPOINT BLVD., SACRAMENTO, CA 95622
 TEL. NO. 482-9375

SURVEYOR:

FRANK MCGRAW, L.S. 3175
 2752 HILLCREEN DRIVE, SACRAMENTO, CA 95603
 TEL. NO. 926-2075

ENGINEER:

ERMOTT W. DUTCHIFFE, C.E. 6300
 3501 WATT AVE., SACRAMENTO, CA. 95621
 TEL. NO. 482-6031

EXISTING ZONE:

A (AGRICULTURAL)

PROPOSED ZONE:

HC (HIGHWAY COMMERCIAL)

EXISTING USE:

VACANT

PROPOSED USE:

PARCEL A, CAROLINE SERVICE STATION
 PARCEL B, FUTURE COMMERCIAL

UTILITIES:

ALL UTILITIES AVAILABLE AT SITE.

ASSESSOR'S PARCEL NO.:

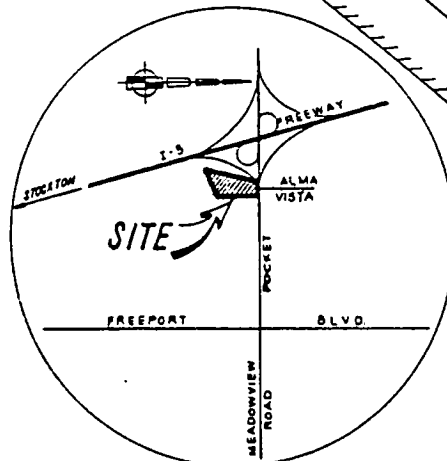
051-200-16 & 21

NOTE:

THERE IS EXISTING CURB, GUTTER AND SIDEWALK ON THE SOUTH SIDE OF POCKET ROAD EXTENDING EAST TO THE EAST END OF THE STATE R/W. FROM THE EAST END OF THE STATE R/W THERE IS A NINETY-EIGHT FOOT GAP THEN THERE IS CURB AND GUTTER ON THE SOUTH SIDE OF POCKET ROAD EXTENDING EAST TO THE RAILROAD.

LEGEND:

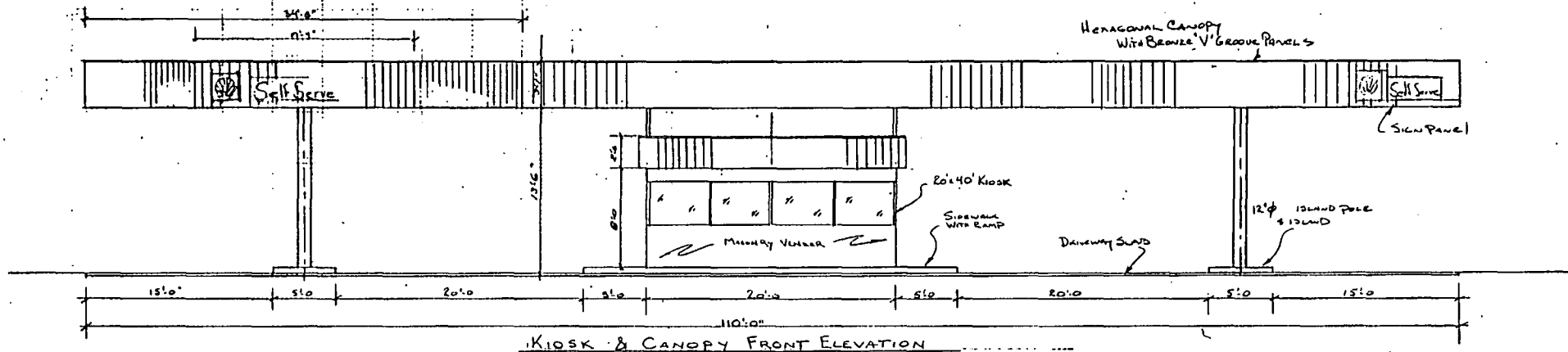
----- NO ACCESS RIGHTS
 = 1/2" IRON BAR, L.S. 3275



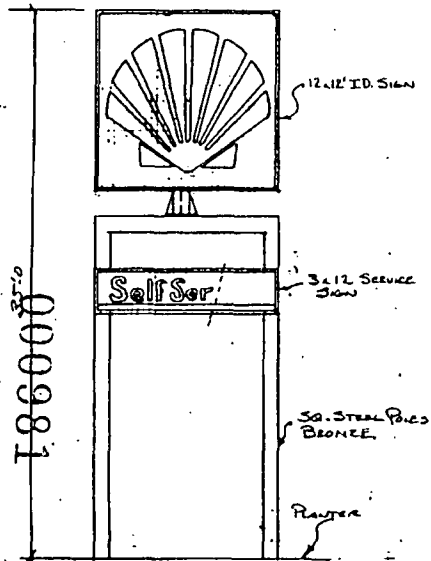
VICINITY MAP
 NO SCALE

000980

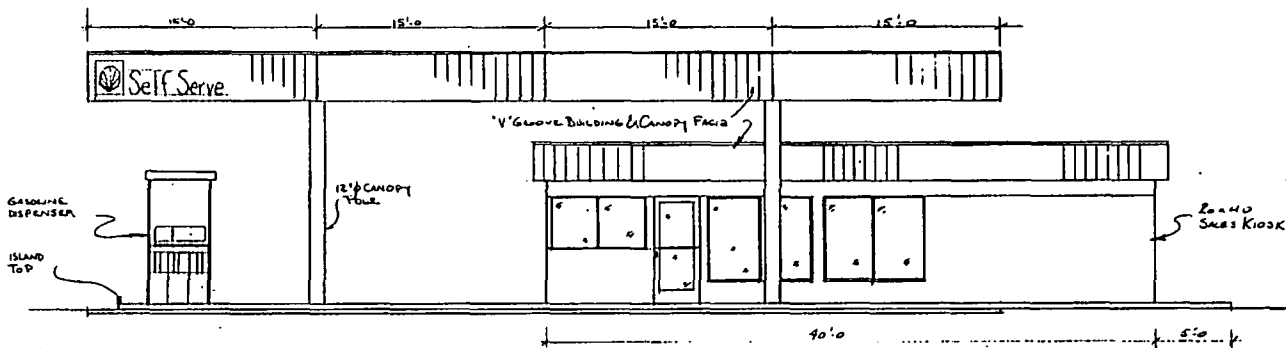
P 02139



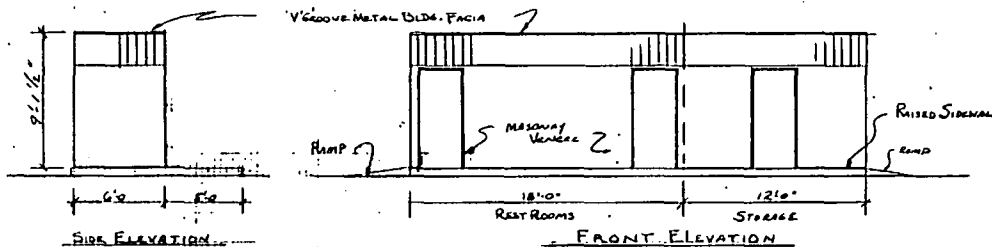
KIOSK & CANOPY FRONT ELEVATION



ID SIGN & POLE




KIOSK & CANOPY SIDE ELEVATION

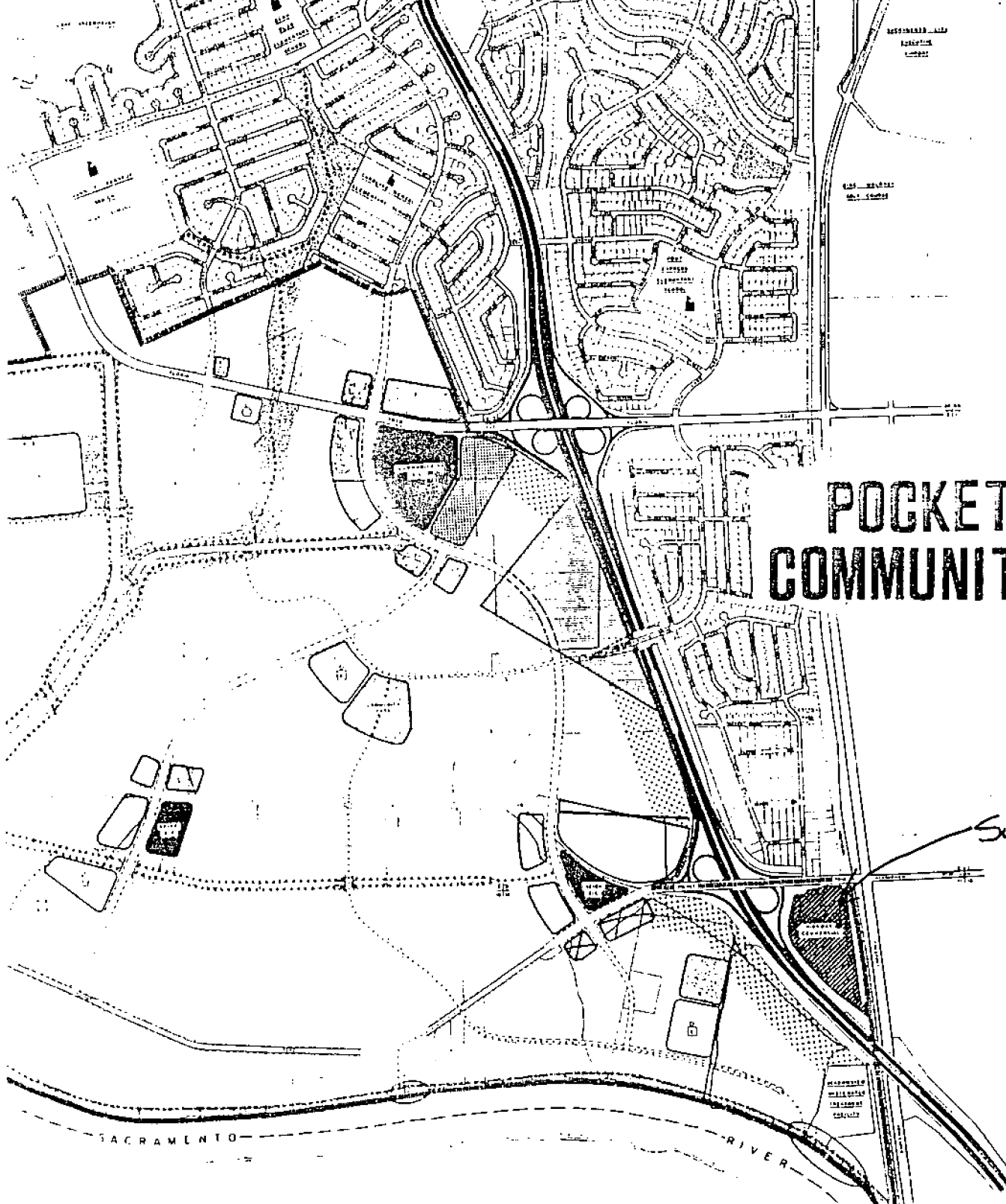


SIDE ELEVATION

FRONT ELEVATION

Service Building

DATE	REVISED	BY
11/14/63		
 SHELL OIL COMPANY HOUSTON, TEXAS SACRAMENTO		
ELEVATIONS HEXAGONAL CANOPY/BLDG. I-5 & POCKET ROAD Sacramento California		
SCALE 1/4" = 1'-0"	DATE	
NO. 0-83	REVISED	
NO. 0-108	BY	D-
DATE		

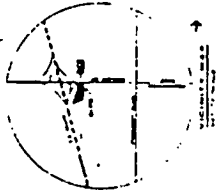


POCKET AREA COMMUNITY PLAN

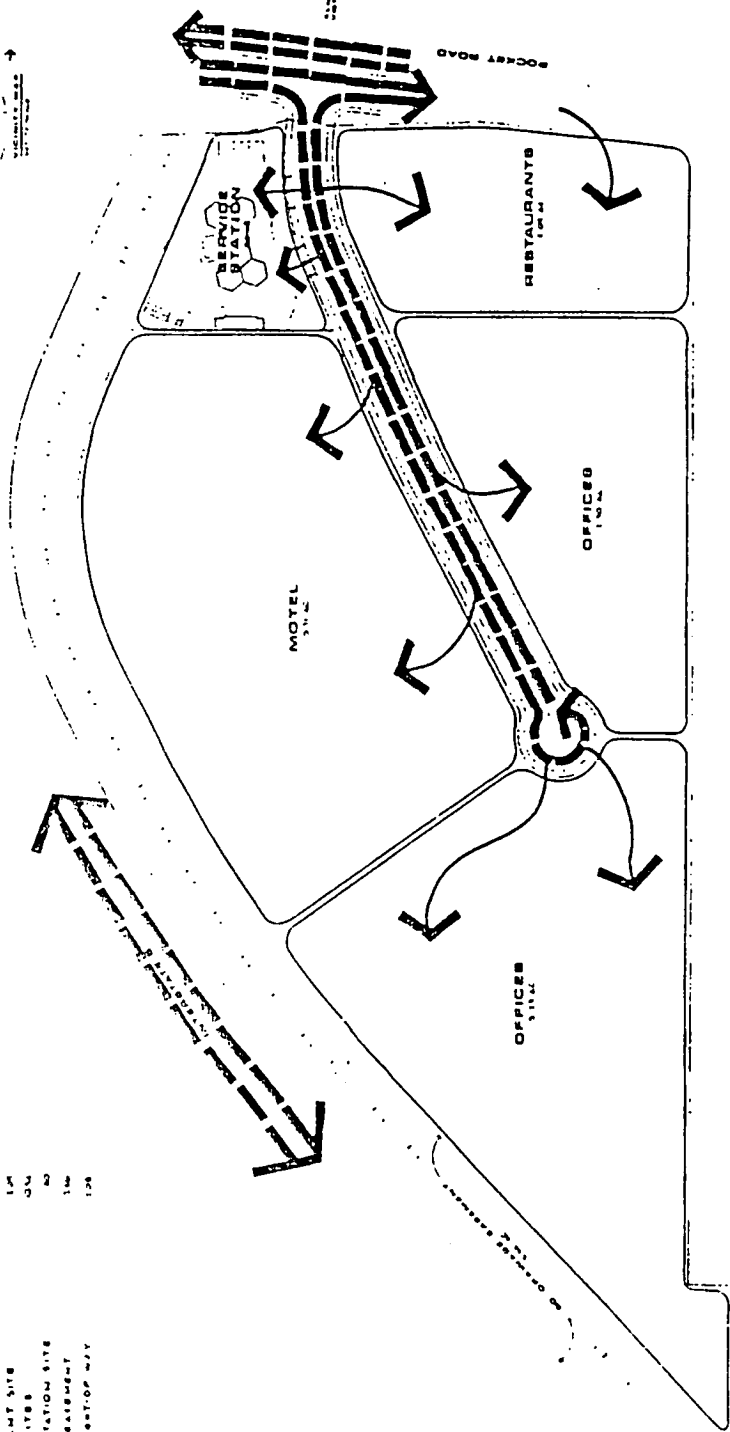
Subject Site

000982

000983



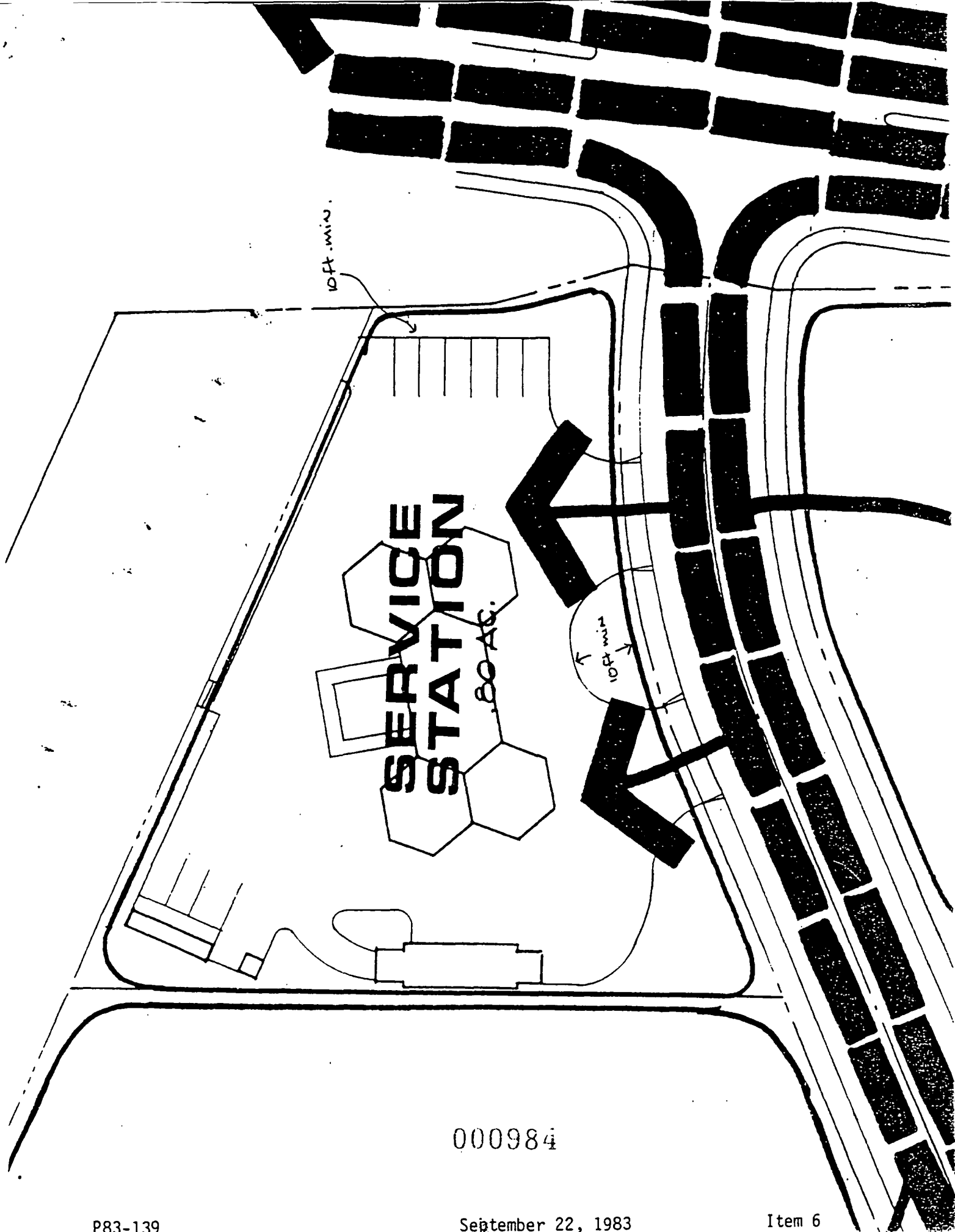
59	33	11
11	33	59



LAND USE PLAN

CITY INFORMATION

TOTAL NUMBER OF GROSS ACRES	11.4
MOTEL SITE	3.0
RESTAURANT SITE	1.0
OFFICE SITES	4.0
SERVICE STATION SITE	2.4
DRAINAGE BASIN	1.0
STREET RIGHT-OF-WAY	1.0



000984

Pocket Road

NW Corner Klotz
21.235 Ac. Pl.
S. 33/92

U.S. HWY #5

N15°38'08"E

288.21

Easterly line drainage easement
N15°38'08"E 220.82

N81°51'57"E
87.41

130
48.59

N69°04'12"E 50.27
N83°20'15"E 50.78

N81°51'57"E

Parcel 1
Shell Property
27 000 sq ft

Parcel 2
Non Exclusive Road Easement

N40°10'15"W 220

509.87
509.87

166.89'
S82°52'52"W

58.00

Portion of 21.235 Ac Klotz Parcel
Survey 33/92



000985

P 83139

Scale 1"=60'

we are unprepared to approve the proposed development of service station at pocket road adjacent to the I-5 off-ramp.

Art P. Camacho	2010 14 th Street	Sacto, Calif	95831
Alicea Rojas	7549 Alma Vista	"	95831
Fred Rojas	7549 Alma Vista	"	95831
John Zimmerman	7555 Myrtle Vista	"	95831
Marilyn M. Bouns	7574 Alma Vista	"	"
Richard W. Bouns	7577 Alma Vista	"	95831
Jimi & Sharon Albert	7557 ALMA VISTA	"	"
Kay Hudson	7555 Myrtle Vista	Sacto	95831
Betty Dault	7571 Alma Vista	"	"
Thomas Simon	7585 ALMA VISTA	"	95831
Jeanne Duffee	7574 Alma Vista	"	95831
Jeanne Zimmerman	1320 FLOAN WAY	"	"
DON ZIMMERMAN	"	"	"
Lillian Rhoda	7543 Alma Vista	"	95831
Maurice Ross	1305 Lynette Way	"	95831
Ronald Rhodes	7543 Alma Vista	"	"

P-83-139

0A10⁰⁰

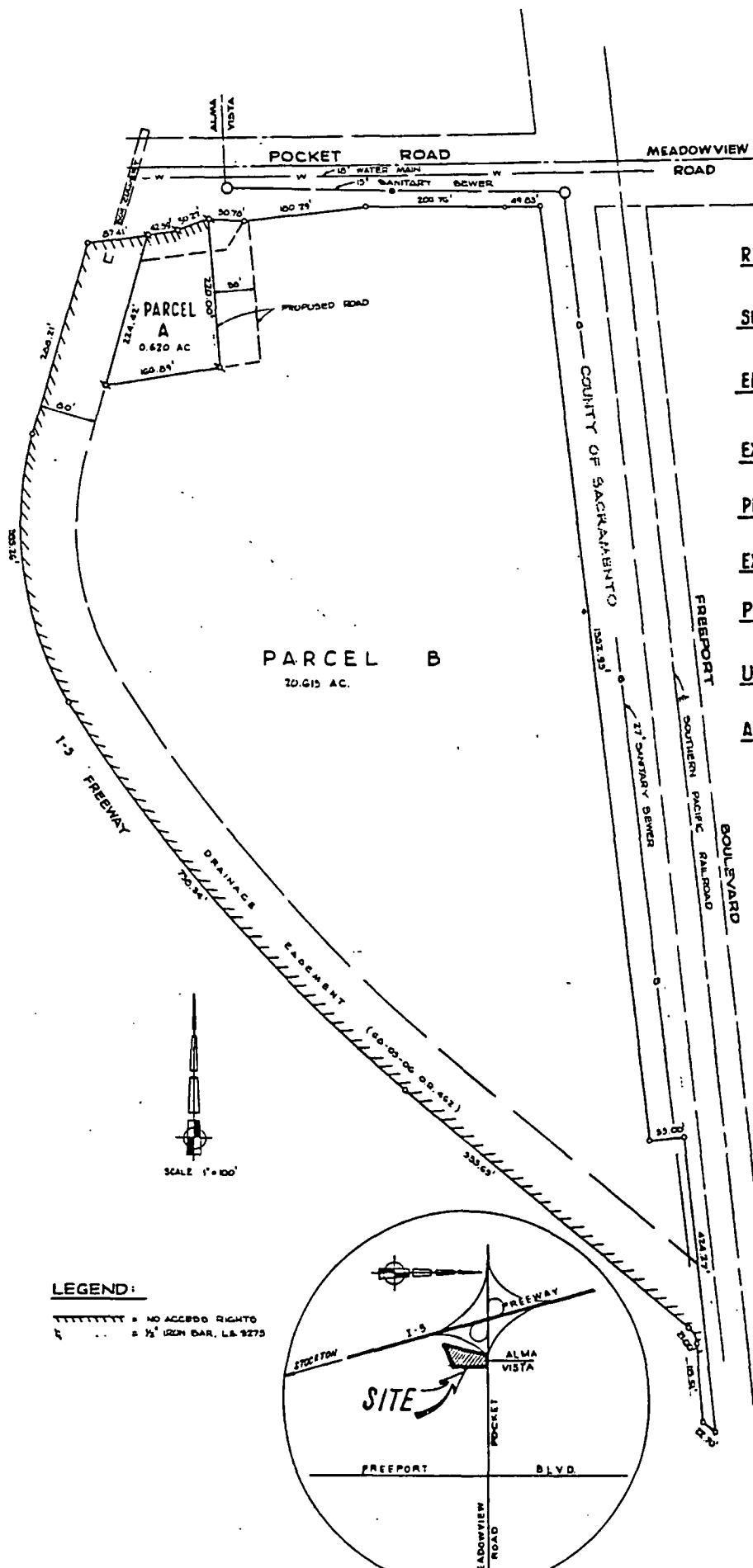
October 19, 1983

#6

#3

TENTATIVE
PARCEL MAP
 PORTION OF SECTION 11
 T.7 N., R.4 E., M.D.B. & M.

CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1983 SCALE 1"=100'



RECORD OWNER:

CORA J. KLUTZ & GENE L. KLUTZ
 7788 FREEDOM BLVD., SACRAMENTO, CA 95821
 TEL. NO. 451-2272

SURVEYOR:

FRANK MADROW, L.S. 9275
 1752 MILLCREST DRIVE, SACRAMENTO, CA 95833
 TEL. NO. 920-2673

ENGINEER:

RAMOTT W. BUTCLIFFE, C.E. 6300
 3801 WATT AVE., SACRAMENTO, CA 95821
 TEL. NO. 452-6031

EXISTING ZONE:

A (AGRICULTURAL)

PROPOSED ZONE:

HC (HIGHWAY COMMERCIAL)

EXISTING USE:

VACANT

PROPOSED USE:

PARCEL A, GASOLINE SERVICE STATION
 PARCEL B, FUTURE COMMERCIAL

UTILITIES:

ALL UTILITIES AVAILABLE AT SITE.

ASSESSOR'S PARCEL NO.:

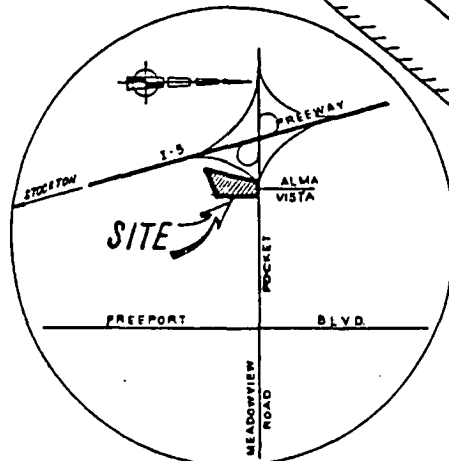
051-200-16 & 21

NOTE:

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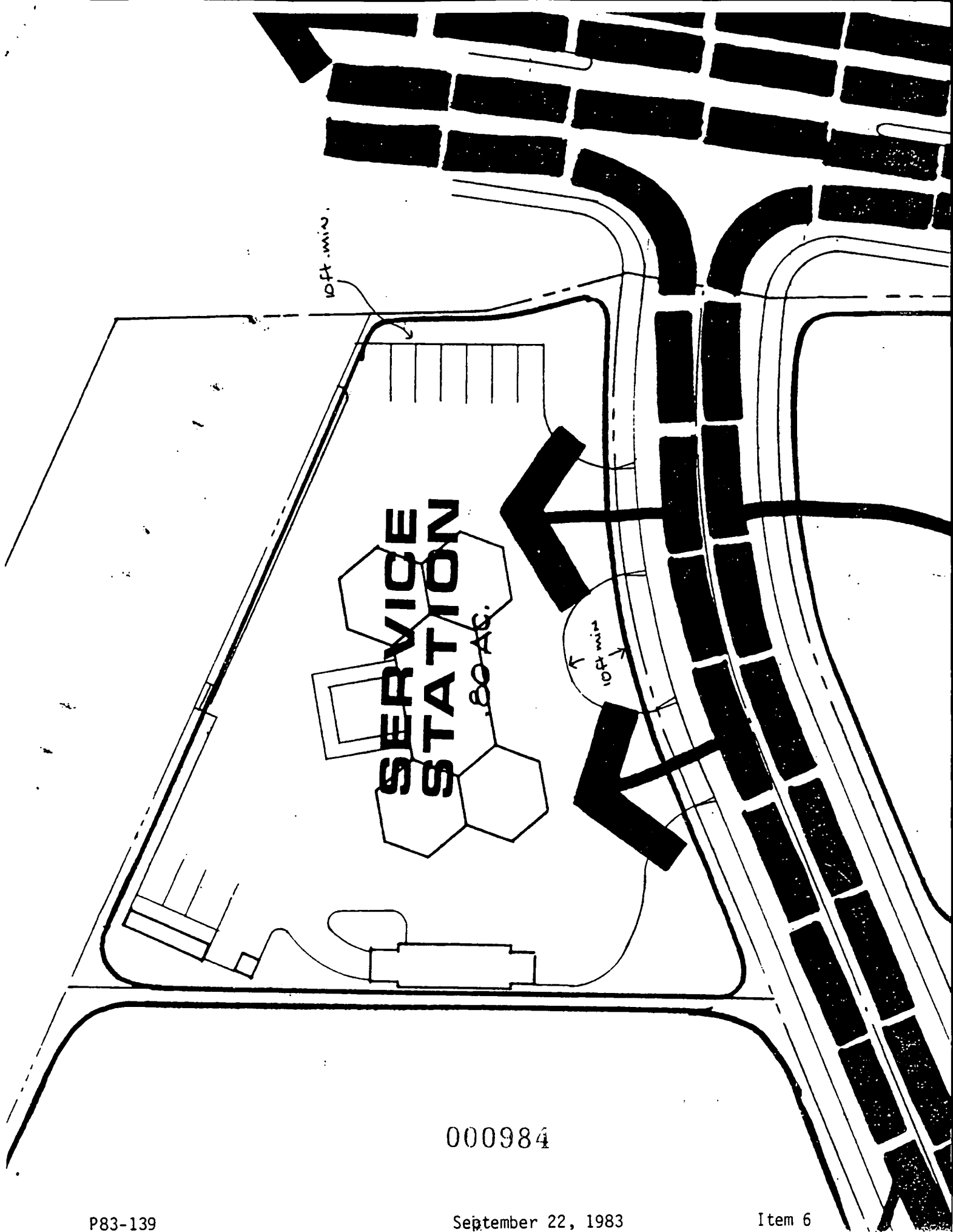
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VICINITY MAP
 NO SCALE

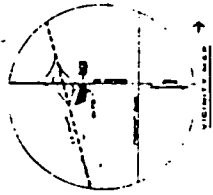
September 22, 1983
 October 13, 1983

Item 6

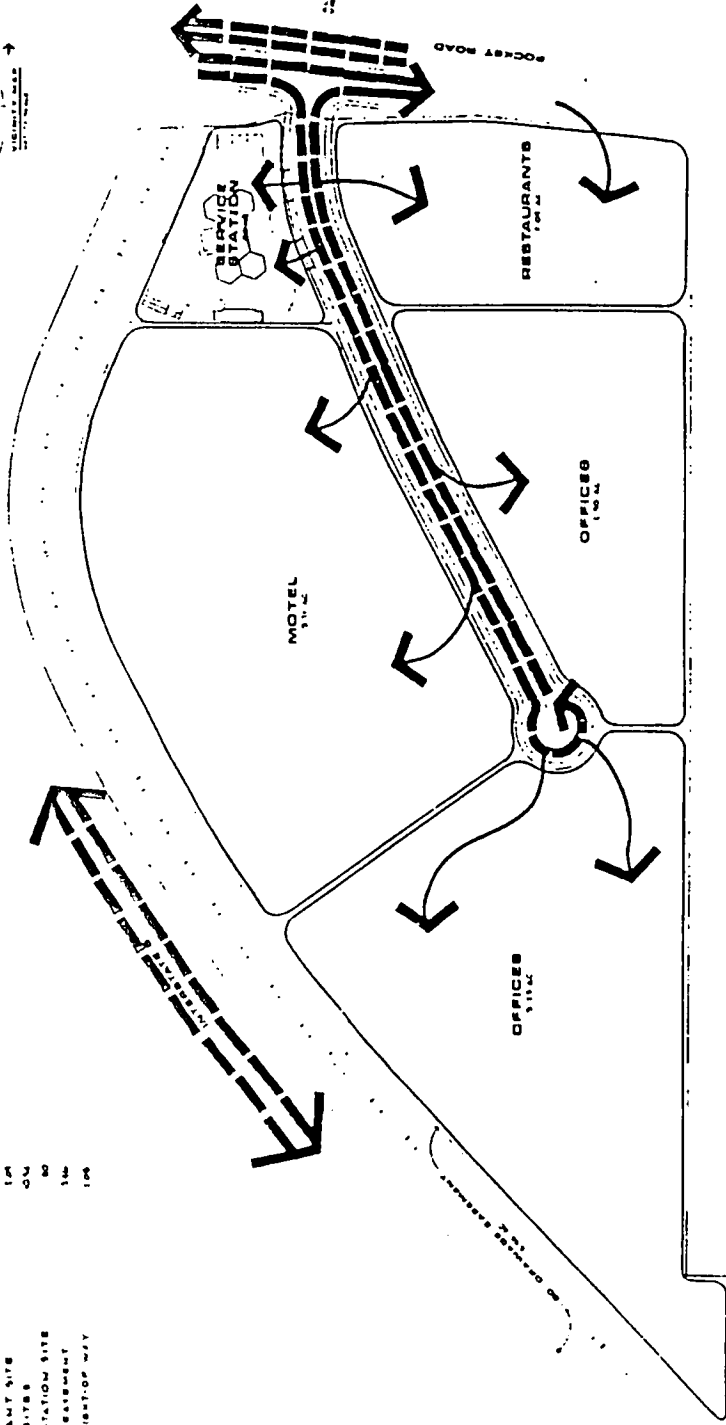


000984

000983



66	33	11
33	33	11
33	33	11

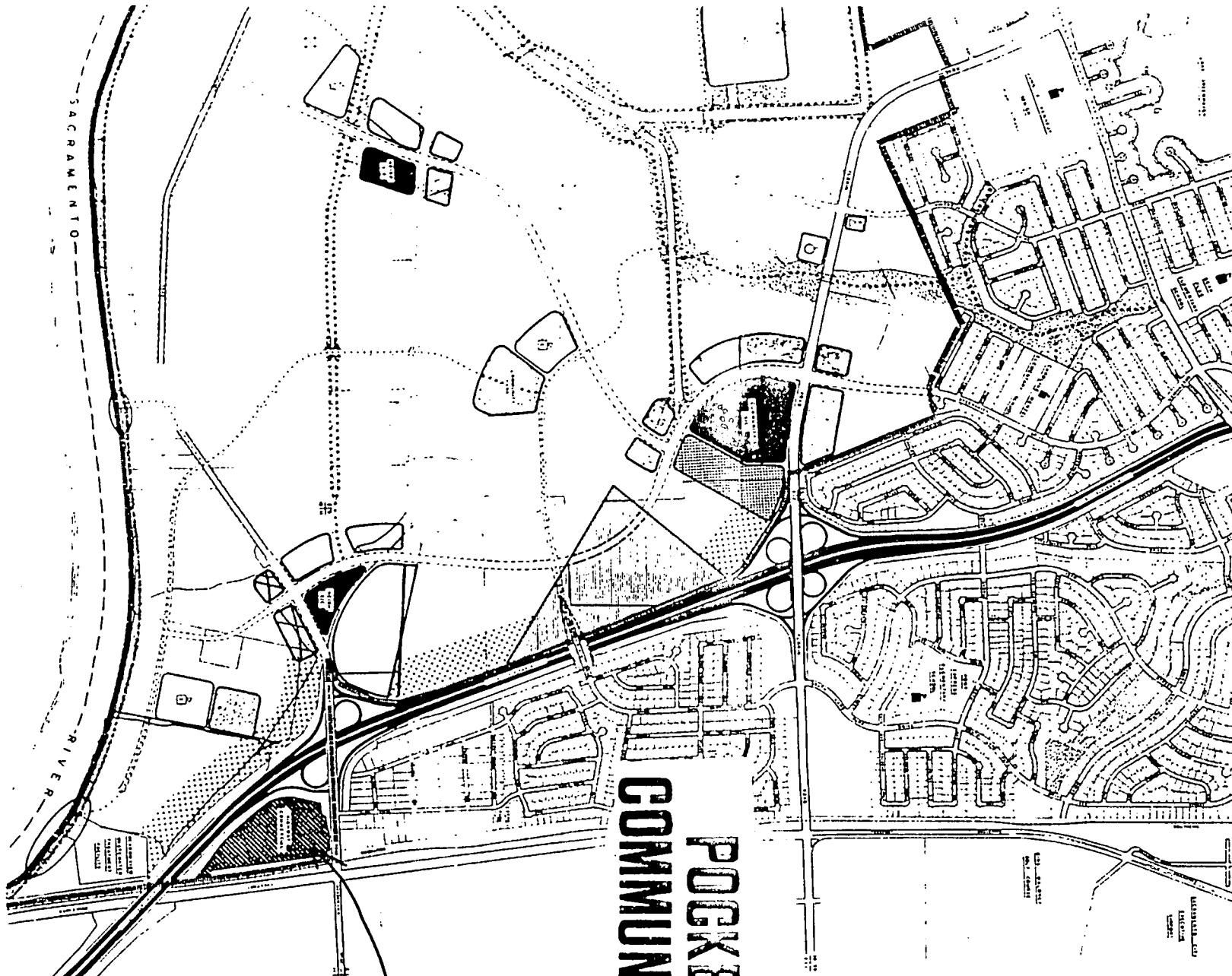


SITE INFORMATION

TOTAL NUMBER OF GROSS ACRES	BLU
MOTEL SITE	11.2
RESTAURANT SITE	1.0
OFFICE SITE	0.4
SERVICE STATION SITE	0.2
DRAINAGE BASINMENT	1.2
STREET RIGHT-OF-WAY	1.0

LAND USE PLAN

SOUTHERN PACIFIC RAILROAD



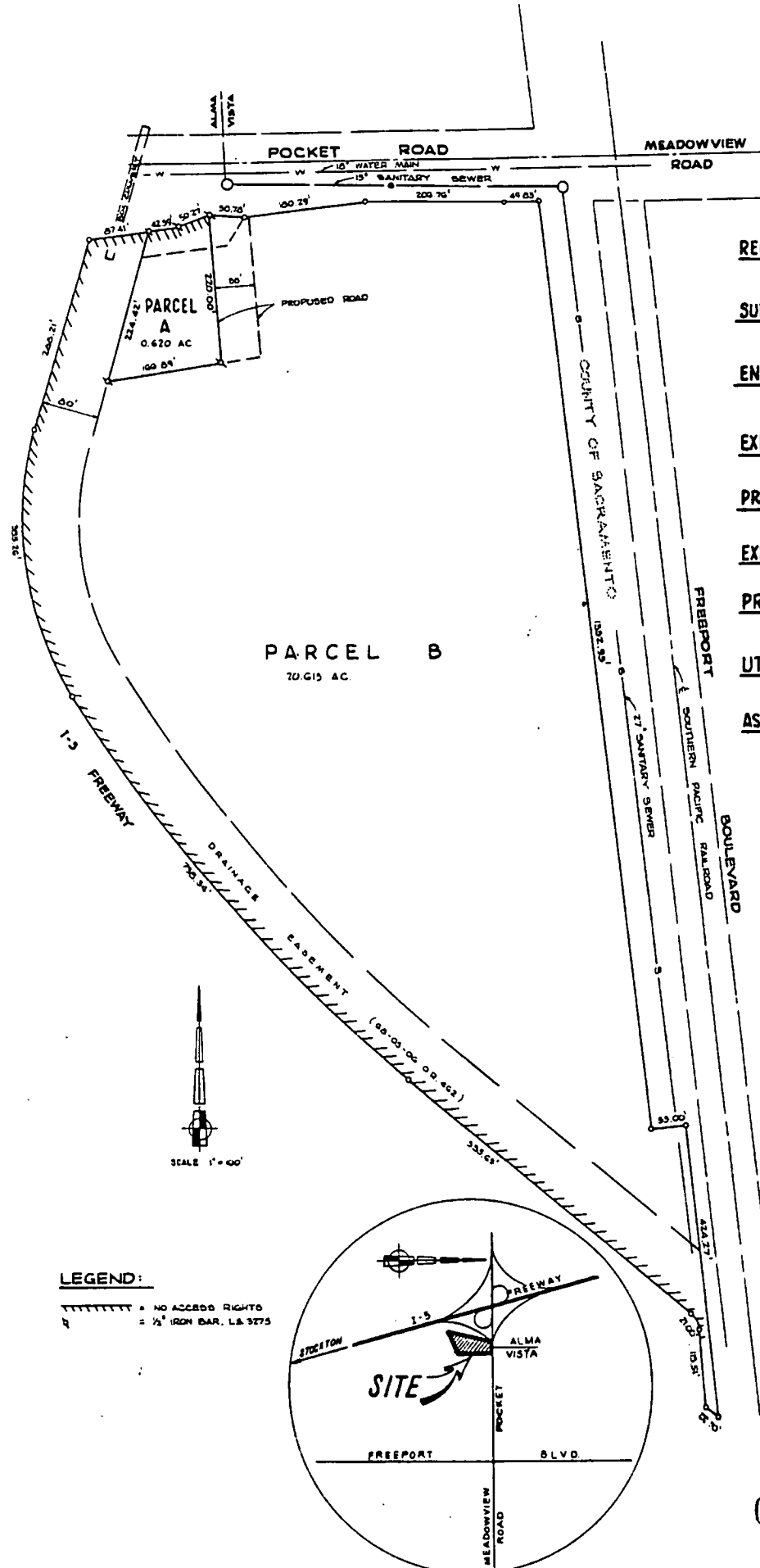
**POCKET AREA
COMMUNITY PLAN**

Subject Site

000982

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RECORD OWNER:

CORA J. KLOTZ & GENE L. KLOTZ
 7788 FREEPORT BLVD., SACRAMENTO, CA 95822
 TEL. NO. 402-3373

SURVEYOR:

FRANK MORROW, L.S. 3275
 1702 MILLCREEN DRIVE, SACRAMENTO, CA 95833
 TEL. NO. 920-2073

ENGINEER:

BRADY W. BUTCLIFFE, C.E. 15,500
 3001 WATT AVE., SACRAMENTO, CA 95821
 TEL. NO. 402-6031

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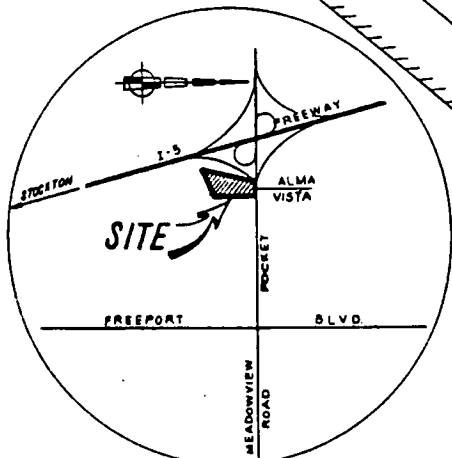
031-200-10 & 21

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**VICINITY MAP**  
 NO SCALE

September 22, 1983

000980  
 P 02139