

STAFF REPORT AMENDED 9-8-83
CITY PLANNING COMMISSION

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

APPLICANT	Margaret D. DeVasher - 1755 Comstock St., Santa Clara, CA 95050				
OWNER	Fort Sutter Dev. Group, c/o Dain Domich - 2012 H St., Sacramento, CA 95814				
PLANS BY	Neal Irving & Assoc. - P.O. Box 408, Norwalk, CA & Fotomat Corp. - 64 Danbury Rd., Wilton, CA				
FILING DATE	7-7-83	50 DAY CPC ACTION DATE		REPORT BY	RL:sg
NEGATIVE DEC.	8-1-83	EIR		ASSESSOR'S PCL. NO.	007-113-07

- APPLICATION:
1. Environmental Determination
 2. Special Permit for drive-thru Fotomat kiosk (Section 3-D-7)
 3. Variance to reduce the 50% shading requirement to 30% (Section 6-D-9) (P83-225)

LOCATION: West side of 29th Street, south side of the alley between J and K Streets

PROPOSAL: Drive-thru for Fotomat kiosk relocated from former Fort Sutter Raley's market site.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Flower stand

Surrounding Land Use and Zoning:

North: Gas station; C-2
South: Gas station; C-2
East: Parking under freeway; TC
West: Vacant commercial building; C-2

Parking Required: 1 space
Parking Provided: 1 space
Property Dimensions: 40' x 80'
Property Area: 3200 sq. ft.
Square Footage of Building: 36 sq. ft.
Height of Structure: 12-1/2 ft. to top of roof
Street Improvements: 29th Street - one-way southbound; public alley - paved
Utilities: Existing to site
Exterior Building Colors: Blue and yellow
Exterior Building Materials: Tectum

BACKGROUND INFORMATION: At its August 3, 1983 meeting the Design Review and Preservation Board considered the application for a building move of the Fotomat kiosk to the subject site (DR 83-151). After some discussion (see Staff Evaluation Item 3), the Board continued the matter pending a decision by the Planning Commission on the special permit request for the drive-up window.

Prior to the schedule August 11 Commission hearing of the project the applicant amended the application to include a variance to reduce the 50% shading requirement to 30%.

002496

STAFF EVALUATION: Staff has the following comments and concerns:

1. The plan reviewed by the Board (Exhibit A-1) reflects changes prompted by earlier discussions with City staff. Vehicle access to the north service window is not provided due to the possibility of vehicles stacking into the public right-of-way of 29th Street. Instead vehicle access to the site is shown from the alley, with drive-up service available at the south window. Vehicle exiting will be onto 29th Street. The north window will accommodate walk-up service only.
2. The deficiencies of the applicant's plan relate to concerns of the Traffic Engineering Division. Traffic comments are as follows:
 - a. There is a need for adequate separation between the proposed exit driveway and the existing driveway of the Mobil gas station to the south.
 - b. A vertical street curb must be provided on 29th Street, except at driveways.
 - c. A minimum range of eight to 10 feet of full height vertical curb between the flares of the proposed driveway and the existing Mobil driveway is necessary for proper traffic management.
 - d. The minimum acceptable width of the driveway curb cut is 12 feet, plus three feet of flare on each side of the driveway.
 - e. The minimum necessary driveway width at the kiosk is 11 feet.
 - f. The proper vehicle turning radius from the alley to the kiosk is 27 feet, outside radius.
3. Staff incorporated Traffic Engineering comments into a Staff Conceptual Plan (Exhibit A-2). This is the plan staff recommended for Design Review/Preservation Board approval. There was a discussion by the Board of the functioning of the on-site parking. Rather than the awkward arrangement of angled parking within the curvature of the kiosk approach lane, it was suggested by one Board member that parking be placed at the extreme rear of the site. This relocation facilitates a better 90° angle parking design.

The Board also commented on its preference for use of the proposed "Tectum" material for the kiosk, as opposed to brick veneer suggested by staff. Consideration of the Design Review application is continued to September 21.
4. Staff agrees with the suggestion made by a Board member relative to shifting parking to the extreme rear of the site. However, two parking spaces at such location would cause the kiosk approach lane to have an awkward reverse curve. Staff suggests, therefore, providing only the one required space, thereby allowing adequate approach distance and alleviating the reverse-curve problem. A "Modified Staff Conceptual Plan" reflected this redesign and is attached as Exhibit "A-3".
5. The 15 gallon Chinese Elm indicated on the applicant's site plan achieves a 30% shading of paved areas on the site. A second 15 gallon Chinese Elm would

increase the percentage of shading to 60%, exceeding the City's minimum requirement.

The applicant strongly objects to the size of planter between the approach drive and the southerly property line. This planter was proposed by staff as a more aesthetic alternative to a nonfunctional asphalted surface that would otherwise exist. Additionally, it would be an ideal location for shade trees. Two trees in this planting area (plus the one proposed by the applicant) would create a much more pleasant environment for the kiosk attendant and customers and far exceed the City's shading requirement.

Not until the staff conceptual plan had been prepared was staff advised of the intent of Fotomat to relocate in two years to a proposed new office building nearby. Staff considers the on-site improvements shown on the "Modified Staff Conceptual Plan" as reasonable and appropriate, particularly for a Central City location and regardless of the planned two year life to the facility. Furthermore, the value of such trees aesthetically and as shading may extend beyond the life of the Fotomat kiosk, possibly fitting into the tree shading scheme of a future use of the property.

Should the Commission consider the two year projected life of the use as a overriding consideration and reduce the shading requirement, staff would suggest placing a two year term on the special permit and referring the matter of other landscaping to the Design Review/Preservation Board when it considers the building move on September 21, 1983.

6. The applicant has submitted a revised plan (see Exhibit A-4) as a counter proposal. The applicant proposes a standard four foot planter in back of the public sidewalk in place of the larger planter proposed by staff. A six foot wide planter is the minimum size that would support a Chinese Elm.

The applicant would exclude planting on the alley side of the kiosk. The result would be a less aesthetic appearance in comparison to staff's latest proposal (see Exhibit A-3). More importantly, the lack of the planter proposed by staff could facilitate a haphazard driveup or parking area in which the vehicle would likely overhang onto the alleyway. This hazardous situation is illustrated on Exhibit A-5.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on findings of fact that follow.
3. Denial of the Variance to reduce the 50% shading requirement to 30%.

Conditions

- a. Parking and on-site circulation shall be provided according to the modified staff conceptual plan (Exhibit A-3). *(CPC approved as per revised Exhibit A-3)*

- b. Right-of-way modifications shall be required in accordance with the specifications indicated by Traffic Engineer Division.
 - 1. Provide vertical street curbs on 29th Street except at driveways.
 - 2. Minimum range eight to 10 feet of full height vertical curb between flares of the existing Mobil driveway and the proposed Fotomat driveway.
 - 3. Minimum 12 foot curb cut for driveway and three foot flares on each side of driveway.
 - 4. Minimum 11 foot driveway width at Kiosk.
 - 5. Minimum 27 foot outside turning radius for on-site approach lane.A driveway permit is required from Traffic Engineering.
- c. The 50% shading requirement shall be satisfied.
- d. The project must receive design approval of the Design Review and Preservation Board.
- e. A detailed landscape, irrigation and shading plan shall be submitted to staff for review and approval prior to building permit approval.

Findings of Fact - Special Permit

- a. The proposed drive-up facility, as conditioned, is based on sound principles of land use in that it is to be located in a commercial area.
- b. The project will not be detrimental to public health, safety or welfare, or result in creation of a nuisance. The site design has been modified to reduce possible impact on adjacent roadways and properties.
- c. The project is in conformance with the objectives of the 1974 General Plan and the 1980 Central City Community Plan.

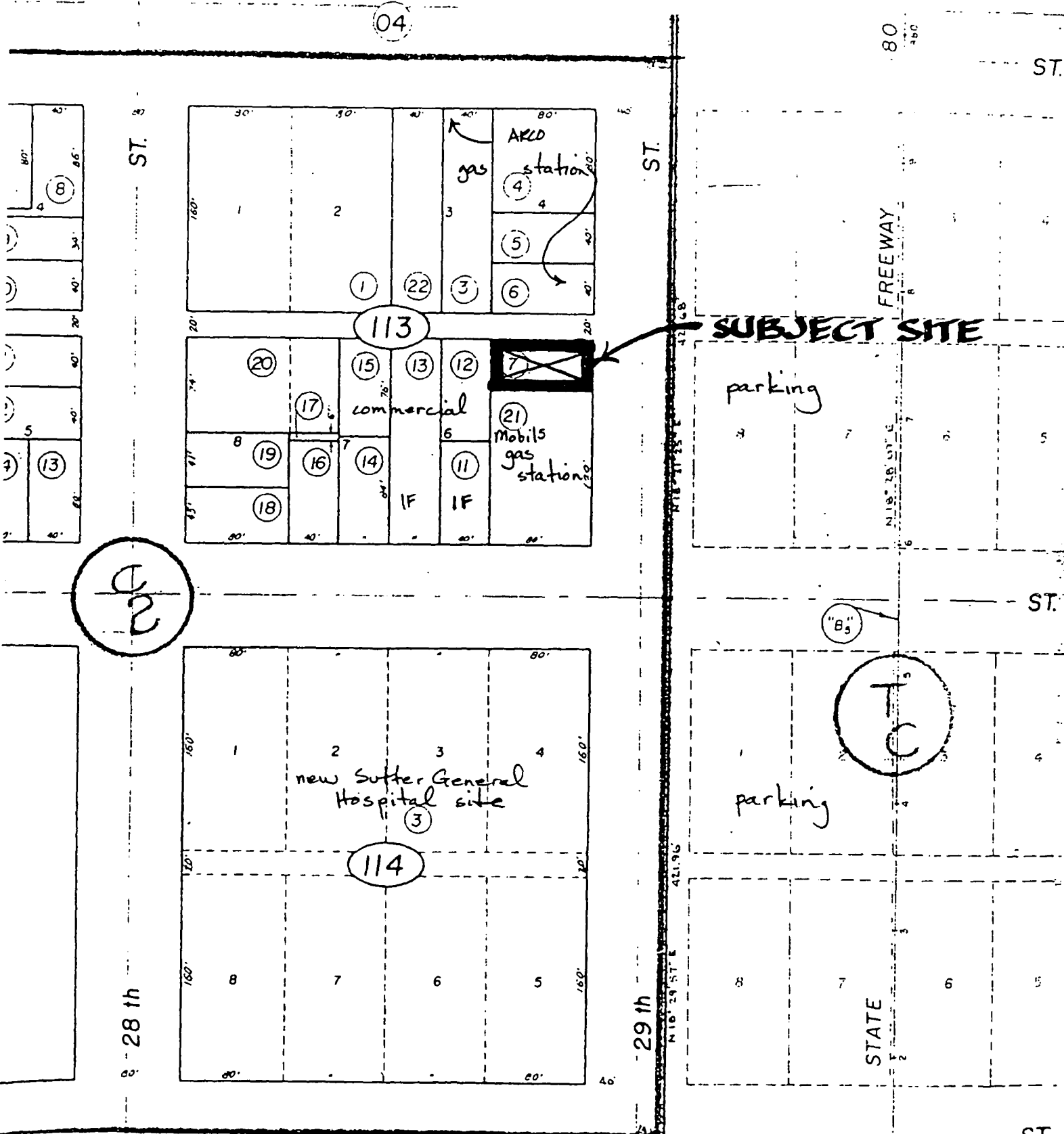
Findings of Fact - Variance Denial

- a. A reduction of the 50% shading requirement to 30% would be a special privilege granted to an individual property owner. The site has adequate space to provide the planting of additional trees.
- b. The variance request is not in harmony with the intent of the Zoning Ordinance which is to reduce energy consumption associated with the cooling of vehicles and structures in proximity to parking lots.

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OLD CITY LAND USE & ZONING

Tax Area Cod



Dr 83-151

PB3-125

002504

(17)

7-3-73

9-8-83
9/11/83

NOTE: Assessor's Block Numbers Shown in Ellipses

Unified 2-21-81
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11
CITY OF
Assessor's
County of
ITEM 10'S

183-225

8-11-83
4-8-83

MEM 18
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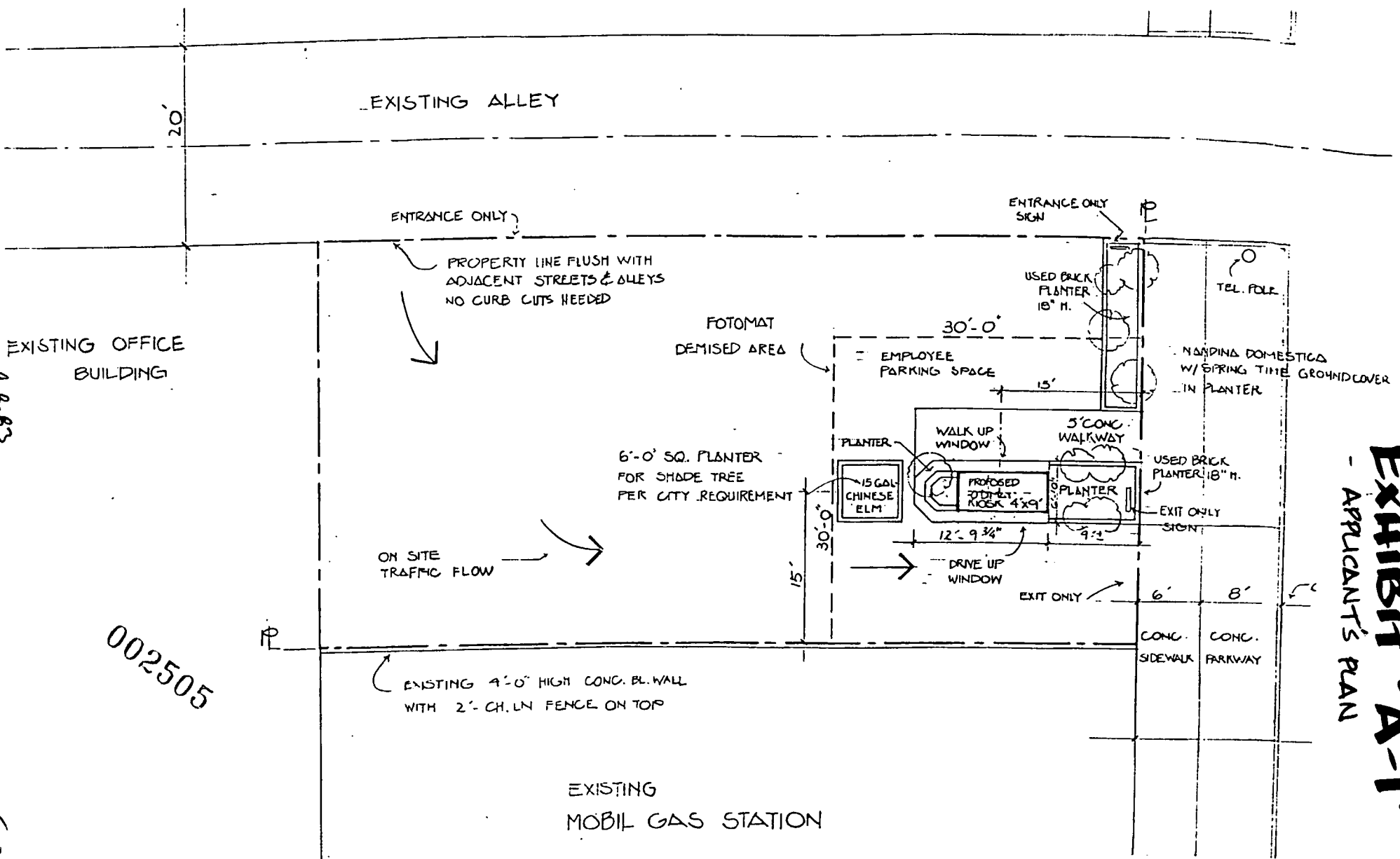


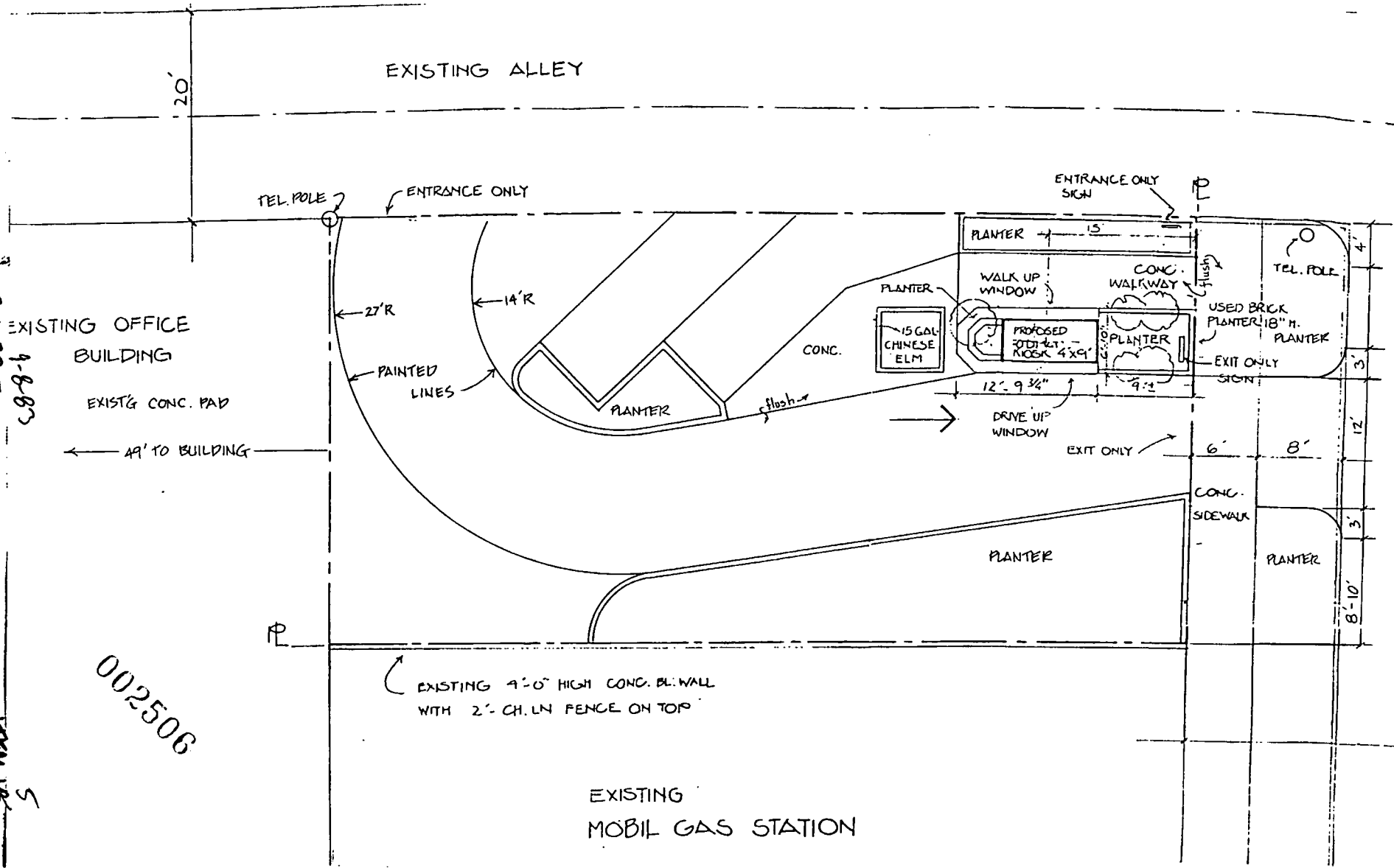
EXHIBIT 'A-1'
- APPLICANT'S PLAN

P03-225

8-11-83
4-8-83

AT WVA
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002506



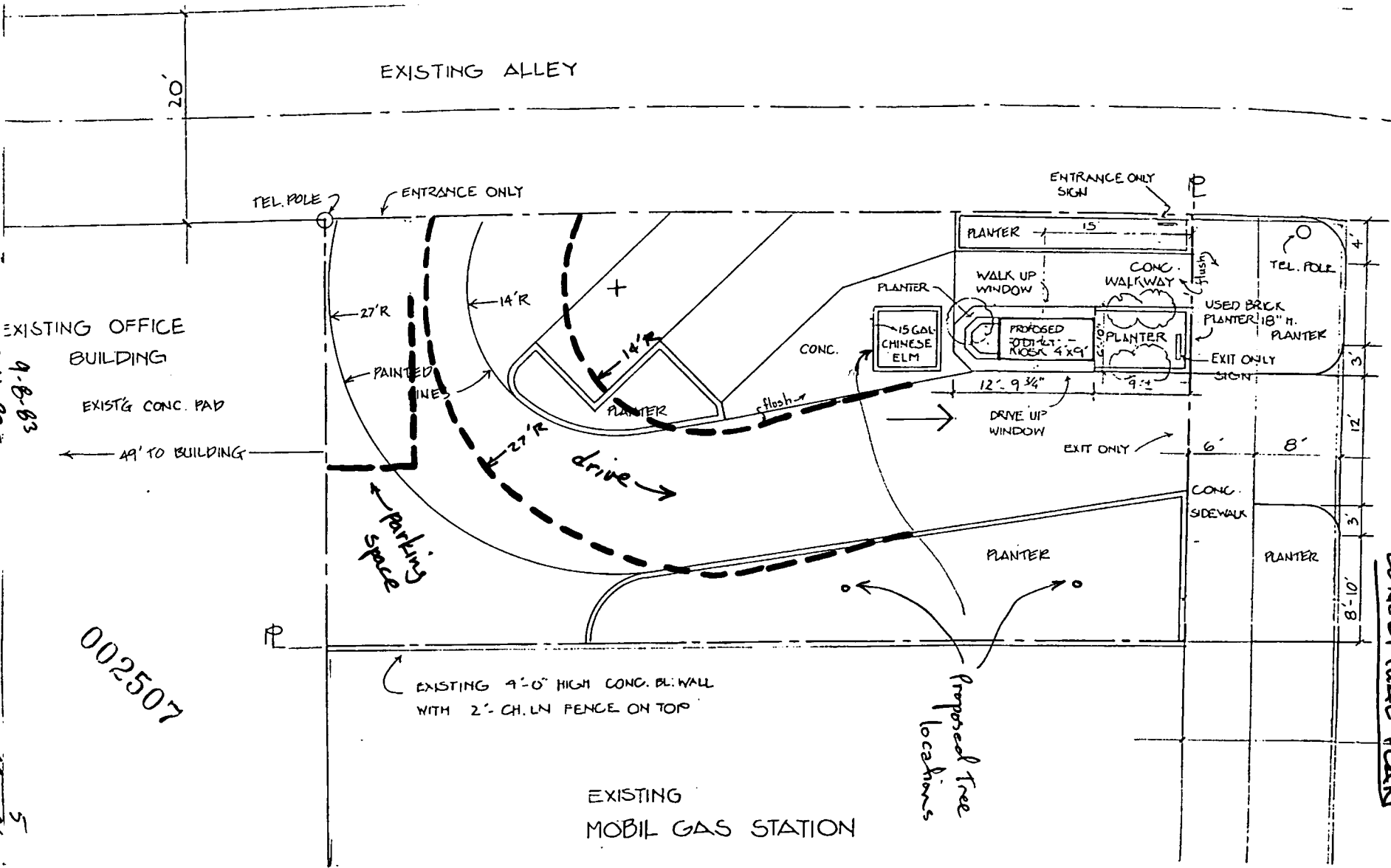
STREET
LEAVES
- STAFF CONCEPTUAL PLAN
4th 20th

EXHIBIT 'A-2'

183-225

9-8-83
all BS

HW 10
5



EXISTING OFFICE BUILDING

EXIST'G CONC. PAD

49' TO BUILDING

parking space

drive

EXISTING 4'-0" HIGH CONC. BL. WALL WITH 2" CH. LN FENCE ON TOP

EXISTING MOBIL GAS STATION

Proposed tree locations

LEADS TO MODIFIED STAFF CONCEPTUAL PLAN

EXHIBIT 'A-3'

002507

20'

EXISTING ALLEY

TEL. POLE

ENTRANCE ONLY

ENTRANCE ONLY SIGN

PLANTER

15'

WALK UP WINDOW

CONC. WALKWAY

TEL. POLE

USED BRICK PLANTER 18" H. PLANTER

EXIT ONLY SIGN

PLANTER

15 GAL. CHINESE ELM

PROPOSED 30" DIA. NOSE 4' X 4'

PLANTER

CONC.

DRIVE UP WINDOW

EXIT ONLY

CONC. SIDEWALK

PLANTER

PLANTER

4'

3'

12'

8'

3'

8'-10"

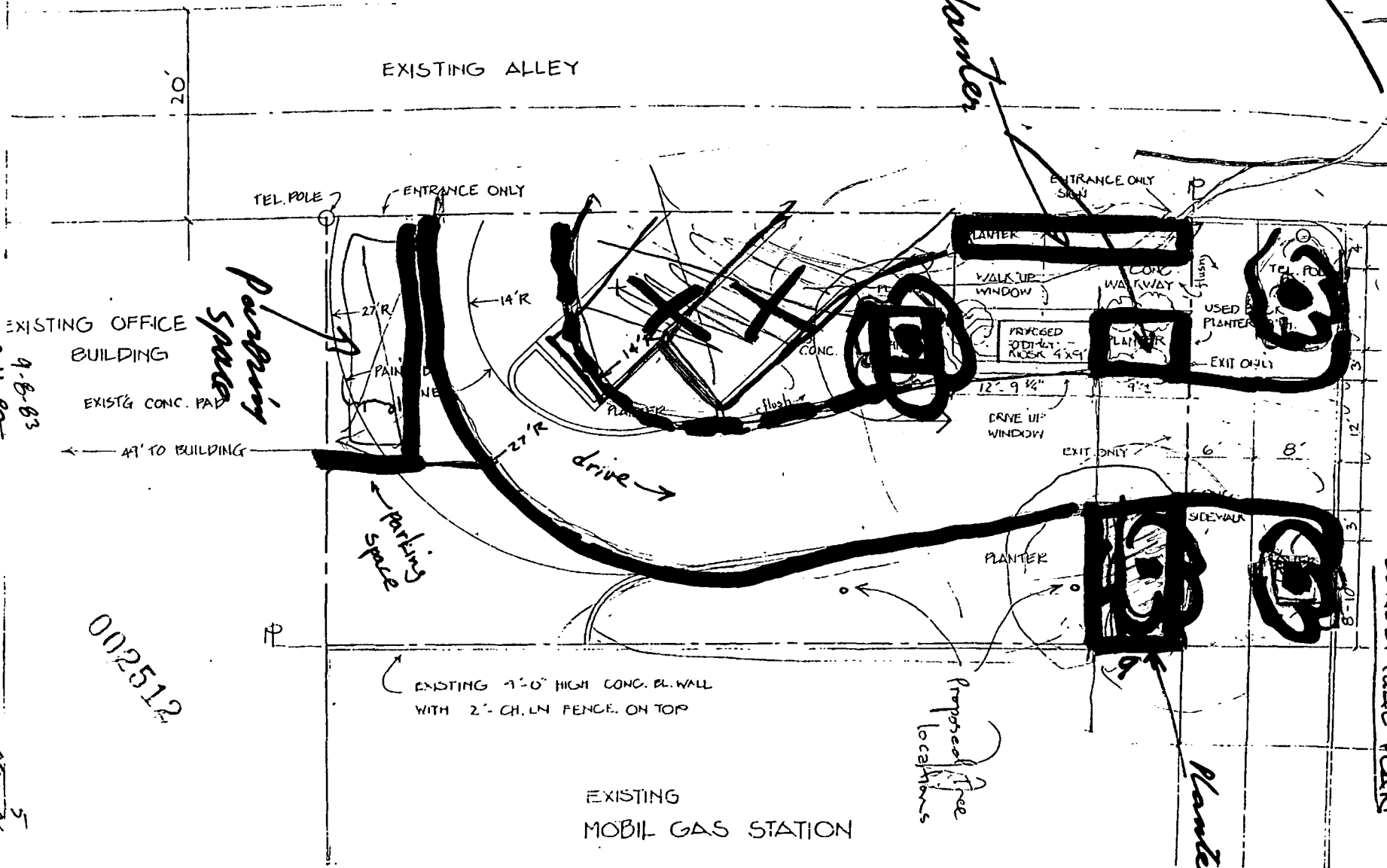
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P83-125

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8-1-63

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Approved



Proposed
EXHIBIT A-3'
 MODIFIED STAFF
 CONCEPTUAL PLAN

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P 83-225

9-8-83

MEM 5

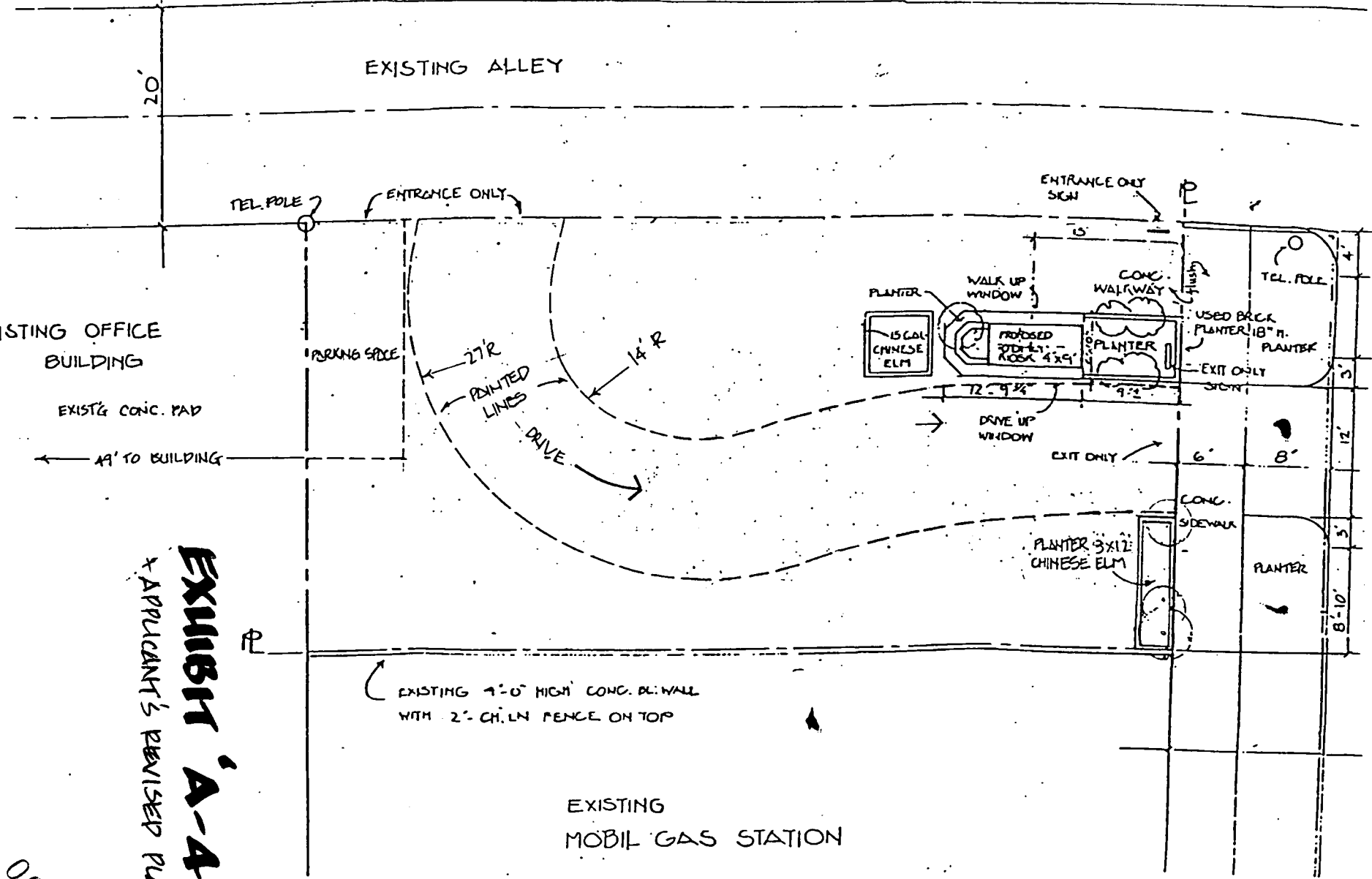


EXHIBIT 'A-4'
 * APPLICANT'S REVISED PLAN

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MEM 5

P 83-225

9-8-83

ITEM 5

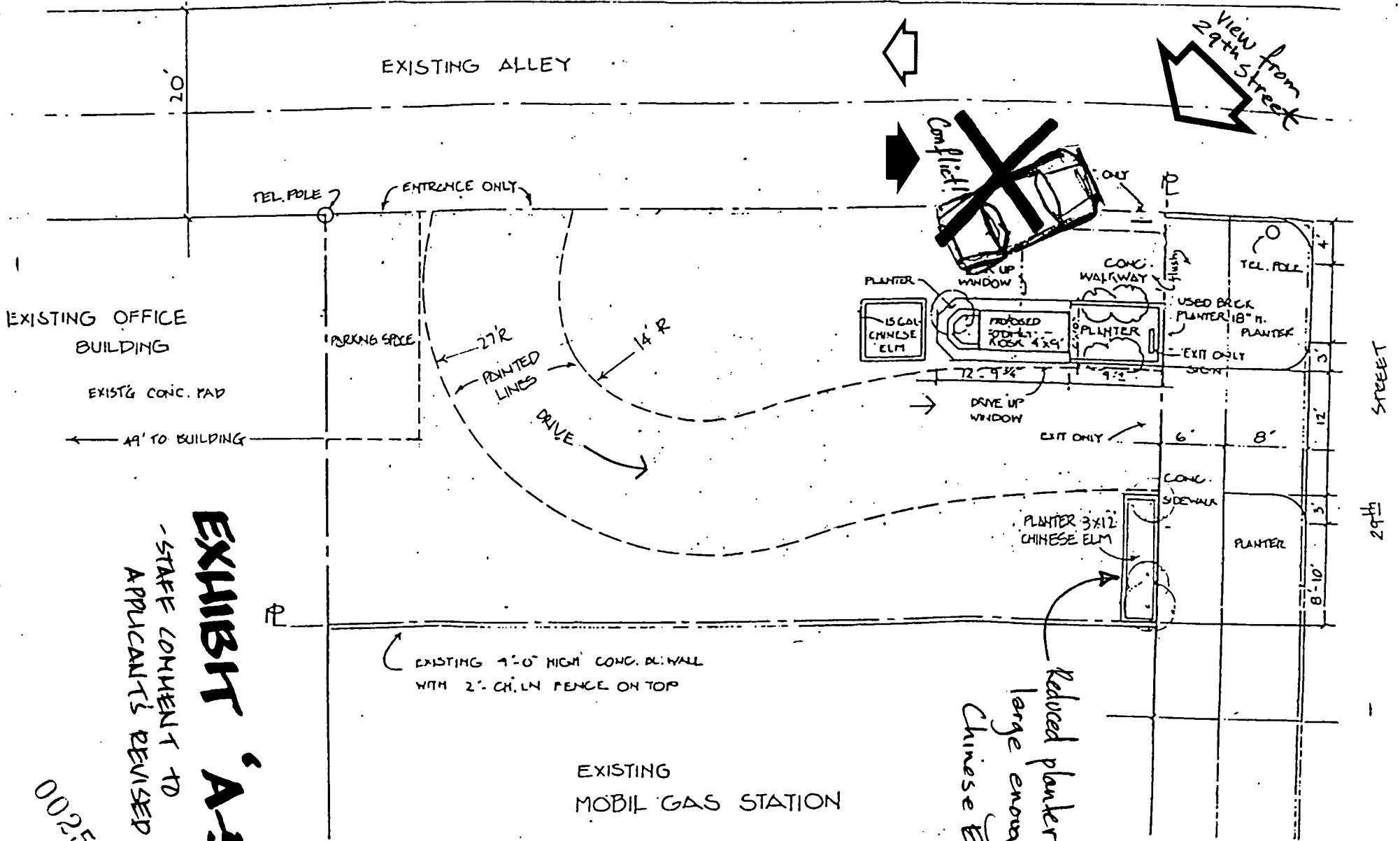


EXHIBIT 'A-5'

- STAFF COMMENT TO APPLICANT'S REVISED PLANS (EXHIBIT A-4)

002509

Reduced planter is not large enough for Chinese Elm.

EXISTING MOBIL GAS STATION

EXISTING 4'-0" HIGH CONC. BL. WALL WITH 2" CH. LN FENCE ON TOP

EXISTING OFFICE BUILDING
EXIST'G CONC. PAD
49' TO BUILDING

ENTRANCE ONLY

PARKING SPACE

27' R
POINTED LINES
14' R
DRIVE

PLANTER
15 GAL CHINESE ELM

PROPOSED 50 GAL KOSKA 4'x5'

CONC. WALKWAY

USED BRICK PLANTER 18" H. PLANTER
EXIT ONLY SIGN

PLANTER 3'x12' CHINESE ELM

PLANTER

CONC. SIDEWALK

DRIVE UP WINDOW

EXIT ONLY

TEL. POLE

TEL. POLE

STREET

29TH

View from 29th Street