

# CITY PLANNING COMMISSION

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

APPLICANT	Fox Engineering Group - 560 Wall Street, Suite E, Auburn, CA 95603				
OWNER	Suburban System Inc. - 8200A Sierra College Blvd., Roseville, CA 95678				
PLANS BY	Fox Engineering Group - 560 Wall Street, Suite E, Auburn, CA 95603				
FILING DATE	5-11-84	50 DAY CPC ACTION DATE		REPORT BY:	FG:sg
NEGATIVE DEC	5-23-84	EIR		ASSESSOR'S PCL. NO.	117-330-05,06,08

- APPLICATION:
1. Negative Declaration
  2. Tentative Parcel Map
  3. Variance to locate a portion of parking maneuvering space and 48 required spaces off-site
  4. Variance to reduce standard parking stall depth from 18 to 16 feet
  5. Variance to reduce parking maneuvering space from 26 to 21 feet

LOCATION: Northwest corner of Bruceville Road and Alta Valley Drive

PROPOSAL: The applicant requests the necessary entitlements to develop a condominium office complex.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices  
1968 Valley Hi Community  
Plan Designation: Shopping/Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial; C-1  
South: Shopping Center; C-2  
East: Hospital; H  
West: Commercial; C-2

Parking Required:	Retail = 68 spaces; medical = 85 spaces	Total 153 spaces
Parking Provided:	107 on-site spaces & 48 off-site spaces	Total 155 spaces
Property Dimensions:	Irregular	
Property Area:	1.59± ac.	
Square Footage of Buildings:	34,000 sq. ft.	
Height of Structure:	28 ft.	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Available to site	
Exterior Building Colors:	Tan/natural wood (proposed)	
Exterior Building Materials:	Brick, stucco, wood (proposed)	

003049

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984 the Subdivision Review Committee, by a vote of five ayes, three absent and one abstention, voted to recommend approval of the tentative map. The applicant shall satisfy the following condition prior to filing the final map unless a different time for compliance is specifically noted:

Pay off existing assessments.

STAFF EVALUATION: Staff has the following comments:

1. The site consists of 1.59± acres located in the General Commercial (C-2) zone. The site is designated for commercial uses in both the Community and General Plan.
2. The applicant is requesting the necessary entitlements to divide 1.59± acres into four airspace condominium office sites for a 34,000 square foot building. The building would be developed into retail and medical offices.
3. The applicant is also requesting a variance to locate 48 require parking spaces off-site; a variance to reduce standard parking stall depth from 18 to 16 feet; a variance to reduce parking maneuvering space from 26 to 21 feet and a variance to locate a portion of the parking maneuvering space off-site.
4. The project has been reviewed by the Traffic, Engineering and Real Estate Departments. They had no comments.
5. The site plan indicates a six foot landscaped planter along the north and east property line adjacent to the street. The planter strip would encroach into the right-of-way approximately eight± inches. The applicant is requesting a revocable permit from the City to utilize this area for planting. The applicant has not submitted a detailed landscaping plan for the planter strip or the interior parking lot planter. The applicant will need to submit such a plan showing landscaping and compliance with the tree shading ordinance prior to the issuance of building permits.
6. The proposed project requires that 153 parking spaces be located on-site. The applicant proposes 107 on-site parking spaces and 48 off-site parking spaces located adjacent to the site. The off-site spaces are existing and represent an excess of parking spaces which were constructed for the Valley Hi Shopping Center (the shopping center requires 360 spaces and 455 spaces are provided). A field survey of the site indicates that the off-site parking area is, for the most part, unused. This is probably due to the fact that this area is located to the rear of the shopping center and no direct access from the parking area into the stores is provided. This parking area would more directly benefit the proposed project which will be located to the rear of the shopping center. The applicant should be aware that this parking must be landscaped with trees to comply with the Shading Ordinance. Staff supports the request to utilize the 48 off-site parking spaces.
7. The applicant is requesting, and the site plan indicates, that variances will be required to reduce parking stall depth and parking maneuvering space.
  - A. Staff depth - The parking spaces located along the property line abutting Bruceville Road and Alta Valley Drive would be reduced from

18 to 16 feet. This request is due to the fact that since the six foot planter strip is not located entirely on the applicant's property, a two foot overhang into the planter area is not permitted. The proposed parking stall would then have a depth of 16 feet. Staff feels that the 16 foot stalls would be adequate and, in addition, if the applicant is able to obtain a revocable permit from the City to utilize the area in the right-of-way for a planter, the question may become moot.

- B. Maneuvering Space - The parking spaces located on the west side of the project are located adjacent to a property line. This would require that vehicle maneuvering space would be reduced from 26 to 21 feet unless the driver backs across the adjacent property. The property owners located in the Valley Hi Shopping Center have entered into a "Declaration of Restrictions and Reciprocal Easements" which permits the common areas of the shopping center for ingress and egress within the shopping center and for the parking of motor vehicles. Since adequate maneuvering area is available on the adjacent property and reciprocal easements are provided, staff supports the variance requests.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to the condition which follow;
3. Approval of the variance to locate a portion of parking maneuvering space and 48 required parking spaces off-site, subject to conditions and based upon findings of fact which follow;
4. Approval of the variance to reduce standard parking stall depth from 18 to 16 feet based upon findings of fact which follow;
5. Approval of the variance to reduce parking maneuvering space from 26 to 21 feet based upon findings of fact which follow;

Condition - Tentative Map

The applicant must satisfy the following condition prior to filing the final map unless a different time for compliance is specifically noted:

Pay off existing assessments.

Conditions - Variance

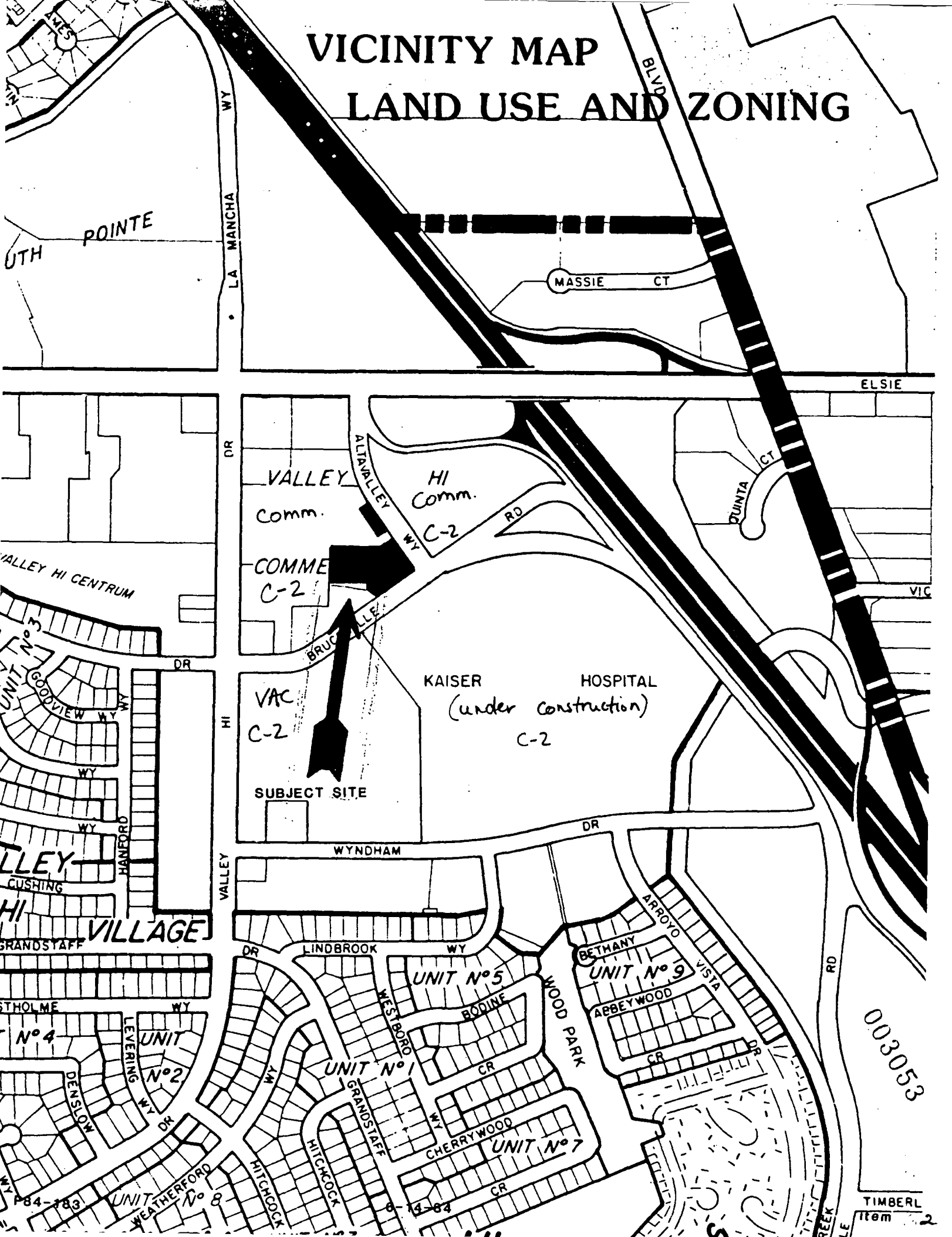
- a. Applicant shall submit landscaping, shading and irrigation plans to staff for review and approval prior to issuance of building permits.
- b. Applicant shall comply with City tree shading ordinance for both on-site and off-site parking areas.

Findings of Fact - Variances

- a. The proposed variances are not special privileges extended to an individual property owner in that adequate parking area and maneuvering areas are located in the Valley Hi Shopping Center. In addition, the shopping center owners have entered into reciprocal easements which permit all property owners to right of ingress/egress and parking.
- b. The project will not be injurious to the public welfare, nor to properties in the vicinity of the applicant in that it will not alter the commercial characteristics of the area.
- c. The granting of the variance is not a use variance in the parking variances have been permitted in the C-2 zone for similar projects.
- d. The project is consistent with the Valley Hi Community Plan and the General Plan which designate the site for commercial use.

003052

# VICINITY MAP LAND USE AND ZONING



POINTE

LA MANCHA WY

BLVD

MASSIE CT

ELSIE

VALLEY  
Comm.

HI  
Comm.  
C-2

QUINTA CT

COMME  
C-2

BRUCE WY

KAISER HOSPITAL  
(under construction)  
C-2

VAC  
C-2

SUBJECT SITE

WYNDHAM

VALLEY HI CENTRUM

UNIT No 3

GOODVIEW WY

WY

WY

WY

VALLEY

BRANDSTAFF

WY

UNIT No 4

DENSLOW

UNIT No 2

UNIT No 8

VALLEY

LINDBROOK WY

UNIT No 5

BODINE

UNIT No 1

GRANDSTAFF

CHERRYWOOD

UNIT No 7

WOOD PARK

BETHANY

UNIT No 9

ABBAYWOOD

CR

RD

003053

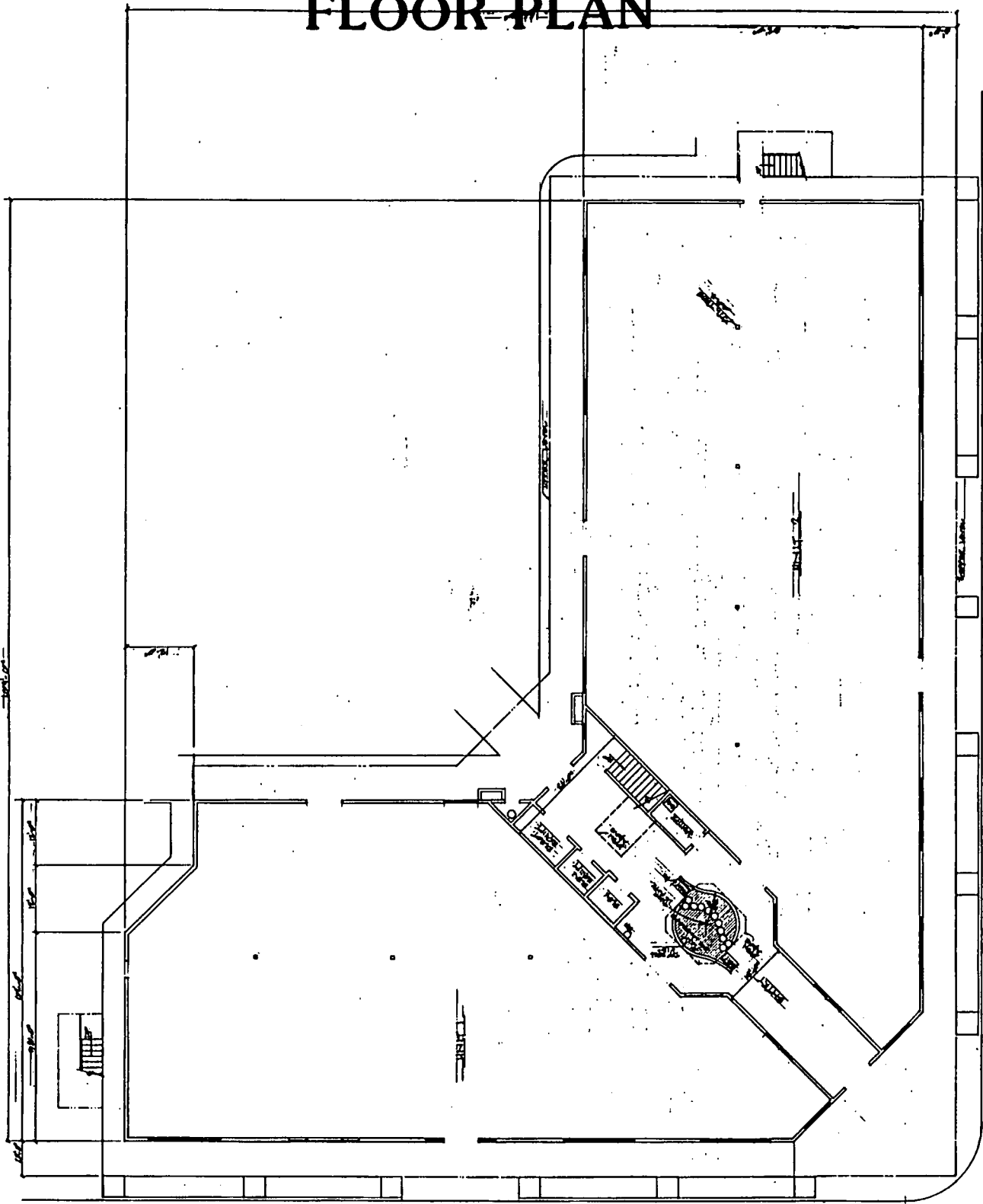
TIMBERL  
item 2



JAMES ALEXANDER, ARCHITECT  
8200 Sierra College Blvd.  
Roseville, Ca. 95678  
PH 916 761-8895

Valley Point


# FLOOR PLAN

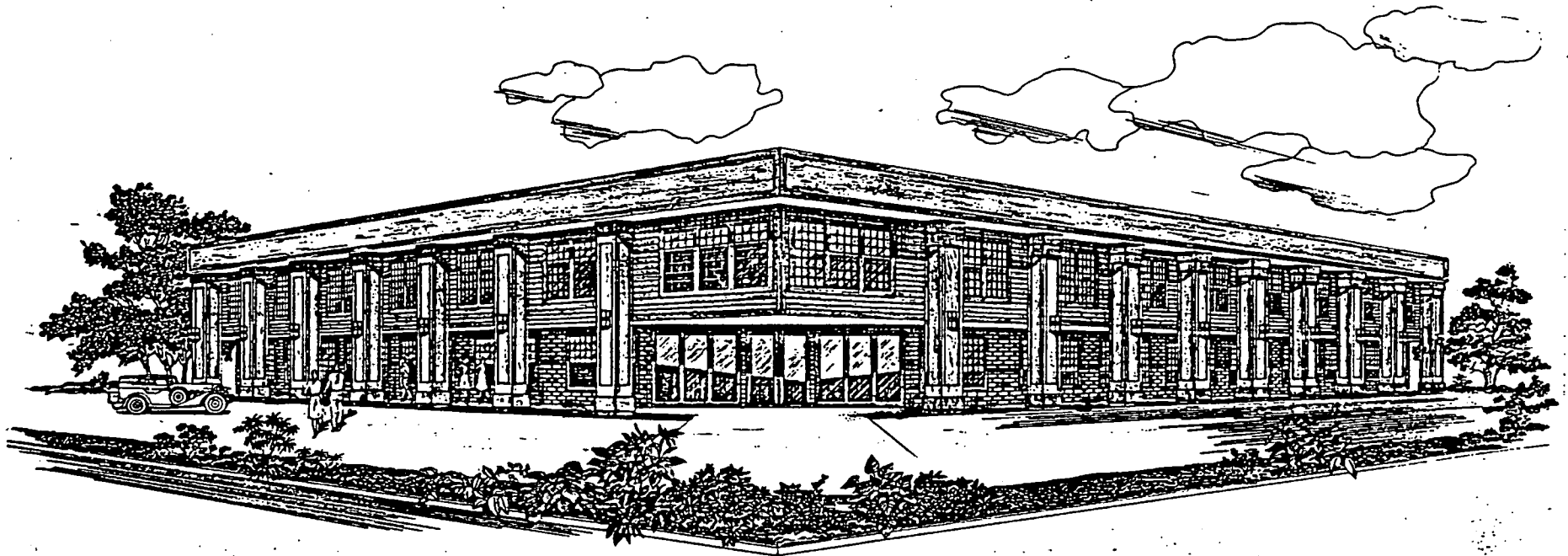


P 84183

LOWER FLOOR PLAN

003055





# Valley Point

003056

A RETAIL & OFFICE COMPLEX by

VALLEY POINT ASSOCIATES

P 84183



003057

WAY

ALTA VALLEY

35 DRIVE

SIGN

25 SPACES

26 SPACES

PROPOSED BUILDING

TOTAL 107 ON-SITE PARKING

48 REQUIRED OFF-SITE PARKING

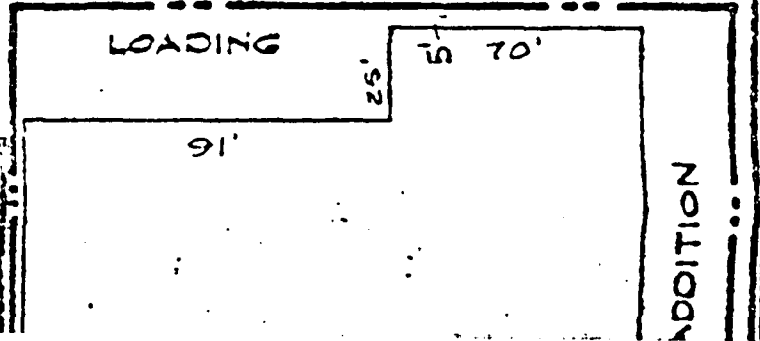
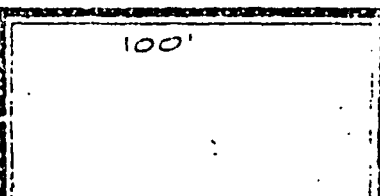
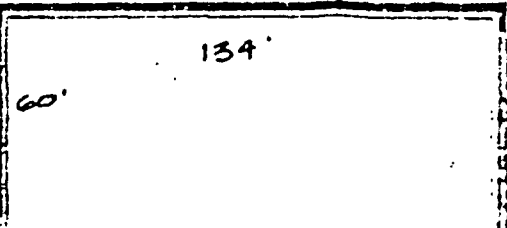
PARKING

30 SPACES

50 SPACES

TRUCK TURNING AREA

9 SPACES



LOADING

9 SPACES

