

Y PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Robert Lee and Associates, 900 Larkspur Landing Cir., Ste. 125, Larkspur, CA				
OWNER	Southland Corp. 8350 Auburn Blvd., Ste 150, Citrus Heights, CA 95610				
PLANS BY	Applicant				
FILING DATE	12-11-86	ENVIR. DET.	Ex. 15061 b.l.	REPORT BY	FG:tc
ASSESSOR'S PCL. NO.	41-086-07				

94939

APPLICATION: Plan review to construct a 3,644+ sq. ft. commercial building in the C-2-R zone.

LOCATION: NWC Florin Road and Indian Lane.

PROPOSAL: The applicant is requesting the necessary entitlements to construct an auto parts store.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
1984 Airport Meadowview Community
Plan Designation: Commercial
Existing Zoning of Site: C-2-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; C-2-R, R-2-A
South: Commercial; C-2-R
East: Restaurant; M-1 (s)
West: Restaurant; C-2-R

Setbacks:	Required	Provided
Front:	25'	67'
Side(Int):	0'	6'
Side(st):	50'	73'
Rear:	0'	6'

Parking Required: 15 spaces
Parking Provided: 20 spaces
Property Dimensions: 125' X 152'
Property Area: 0.67+ acres
Square Footage of Building: 3,644+ sq. ft.
Height of Building: 16 ft.
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building materials: Stucco

PROJECT EVALUATION: Staff has the following comments.

- A. The subject site is zoned general commercial-review (C-2-R) and is designated for commercial use in both the General Plan and the 1984 Airport-Meadowview Community Plan. Surrounding uses include residential, restaurants and office.
- B. The applicant is proposing to construct a 3,644+ sq. ft. commercial building. The proposed building would be one-story high with a beige stucco exterior. The building will be developed with a Chief Auto Parts store. The business hours would be 8 a.m. to midnight and approximately 4-6 persons would be employed in the store.

Twenty parking spaces will be provided for customers, five more spaces than are required by ordinance.

Signage for the building will be an illuminated 3' X 24' (72 sq. ft.) canned plastic sign. The detached sign will be an 8' X 10' (80 sq. ft.) illuminated sign. Maximum sign height would be 20 feet.

Staff's only concern would be that the front (Florin) planter strip may not be wide enough to accommodate the type of tree to be planted. The planter may have to be widened or a tree well installed in order to comply with the 50% tree shading requirement.

- C. The project has been reviewed by Traffic, Fire and Police. The following comment was received.

Traffic: Driveways must be approved by the Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061 b.1.)

RECOMMENDATION: Staff recommends the following action:

- A. Approve the plan review subject to conditions and based on findings of fact which follow;

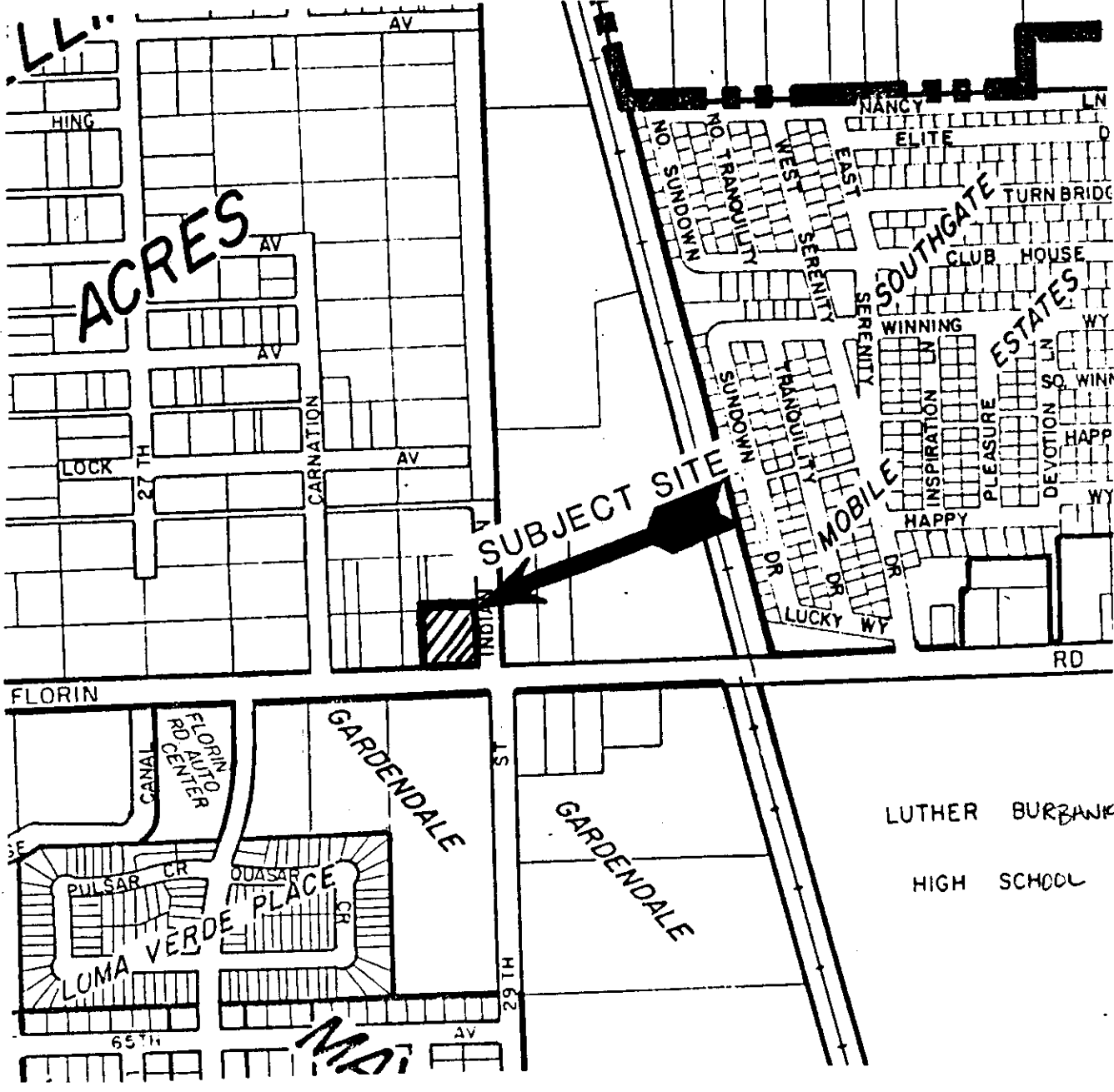
Conditions:

1. A six foot high solid decorative wall shall be constructed along the north property line.
2. No auto repair or maintenance shall be permitted in the parking lot area.
3. Driveways shall be approved by the Traffic Engineer.
4. A sign permit shall be obtained for all on-site signage.

Findings of Fact:

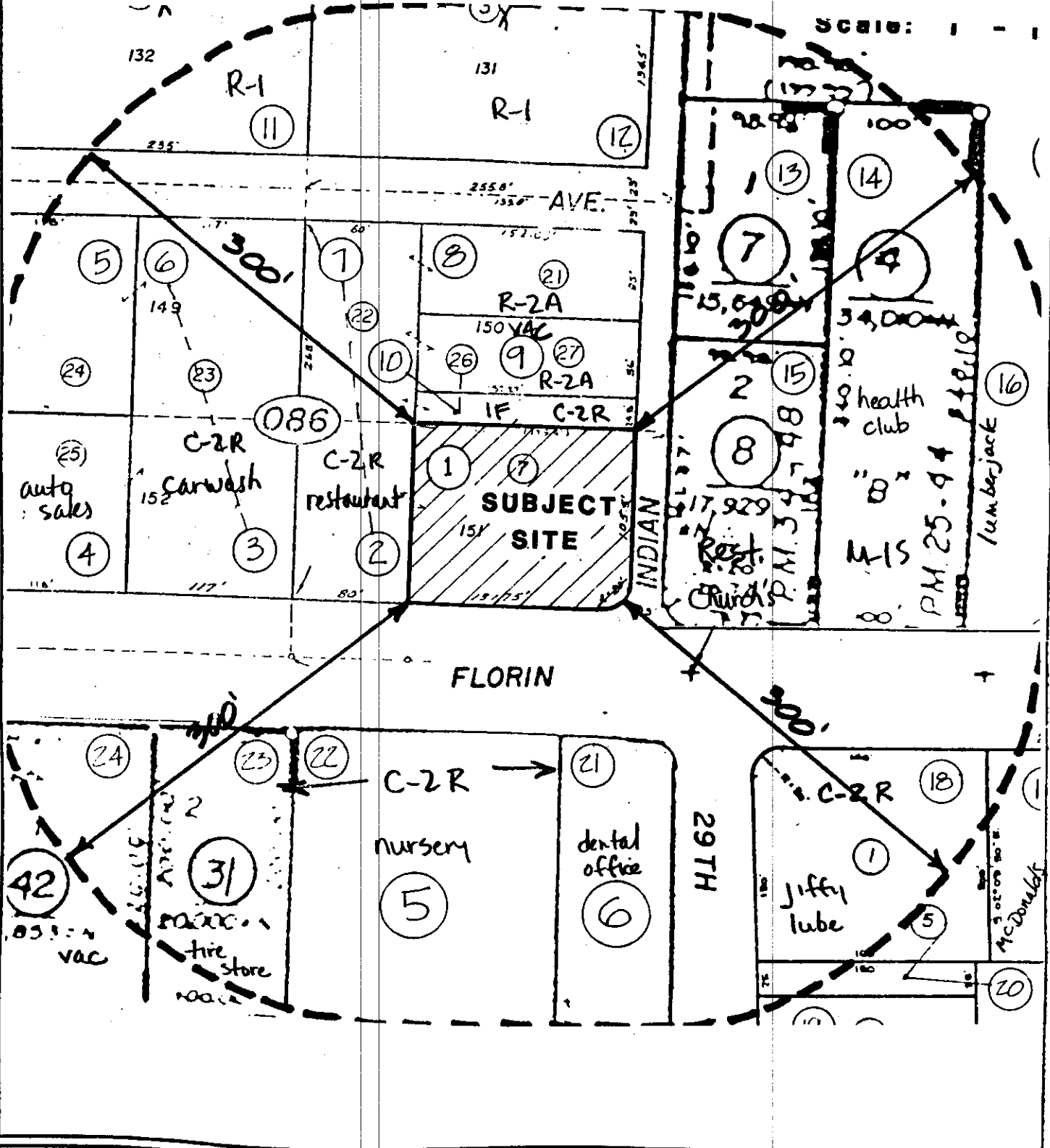
1. The project, as conditioned, is based upon sound principles of land use in that the auto part store will not alter the character of the area which consists of predominantly commercial business.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking is provided
 - b. adequate landscaping is provided
 - c. a six foot high solid wall will be constructed between the adjacent residential use and the subject site.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial use by the 1984 Airport-Meadowview Community Plan and the proposed auto part store conforms with the plan designation.

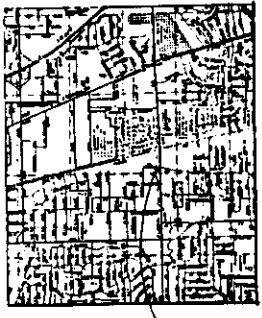


VICINITY MAP

SCALE: 1" = 100'



LAND USE & ZONING MAP



VICINITY MAP

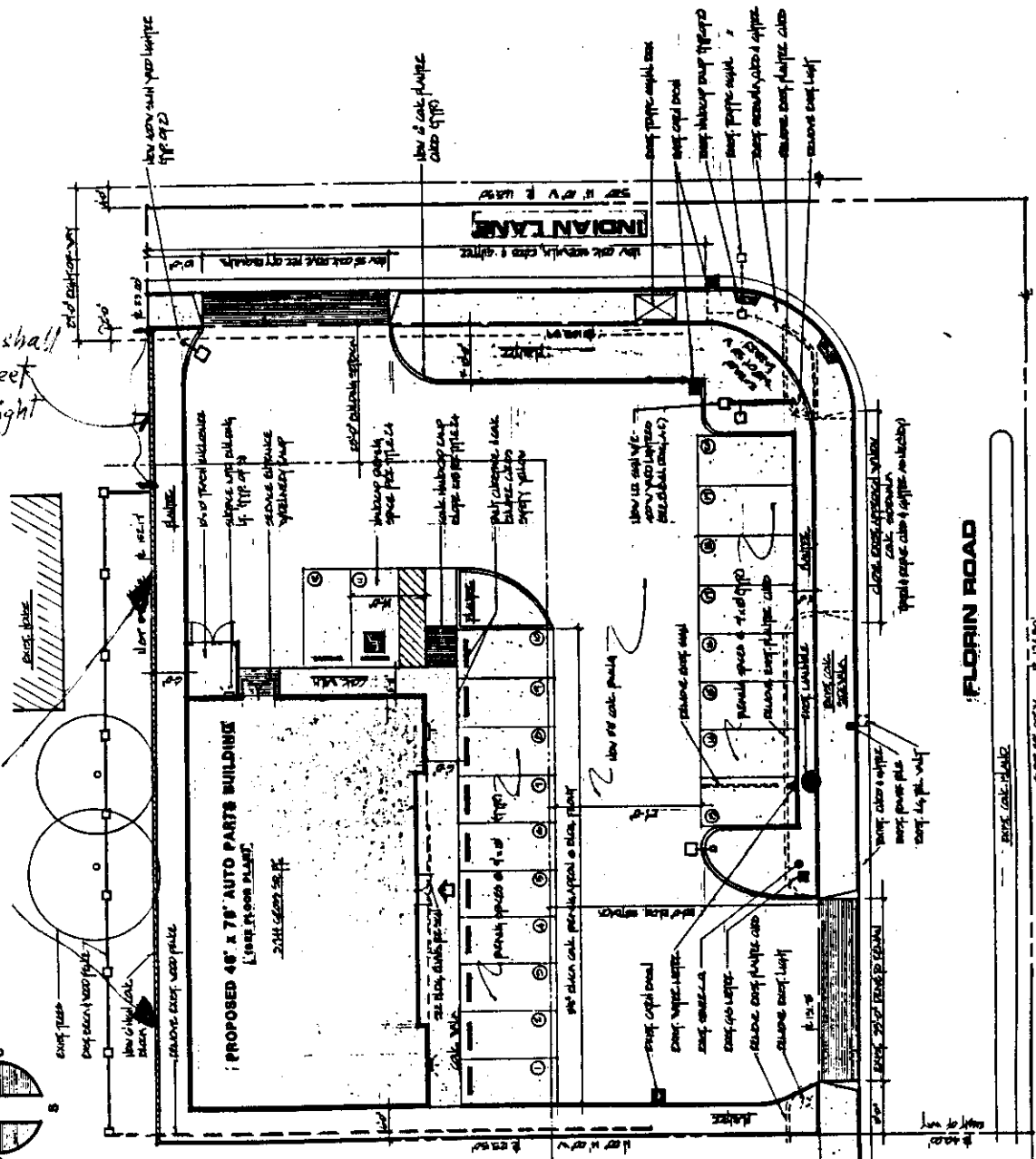
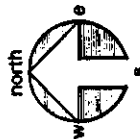
GENERAL NOTES:
 1. REFER TO THE INSTRUMENT NUMBER OF ALL LOTS FOR ALL UTILITY LOCATIONS.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THE RECORD PLANS.
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SITE INFORMATION:

- zoning - C-22
- lot area - 29,700 sq ft (lot - 17,100 sq ft)
- gross area - 2,000 sq ft
- gross floor area - 2,000 sq ft
- gross volume - 10,000 cu ft
- gross height - 10 ft
- gross depth - 10 ft
- gross width - 10 ft

WALL shall be 3 feet in height

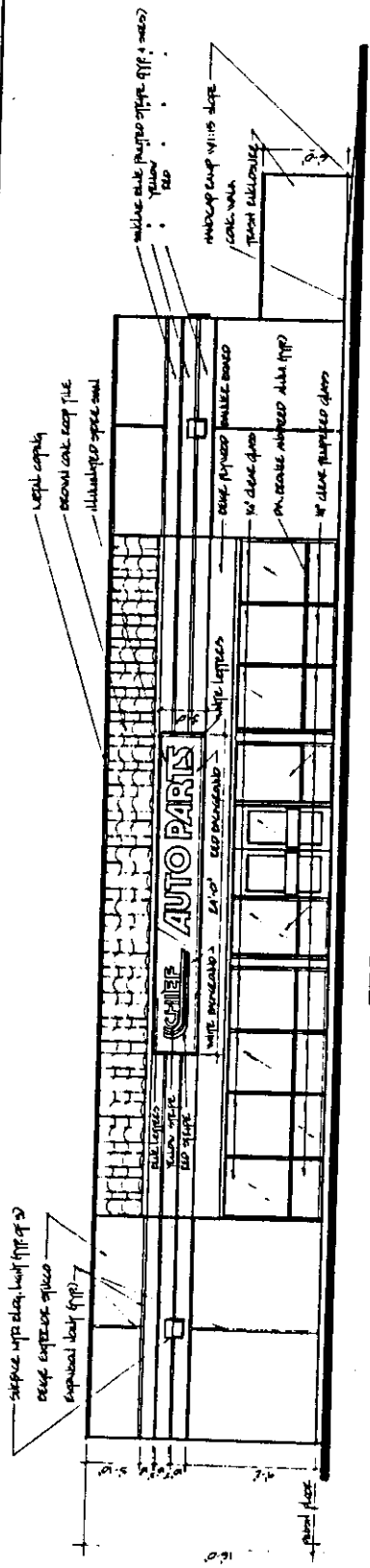
WALL shall be 6 feet in height



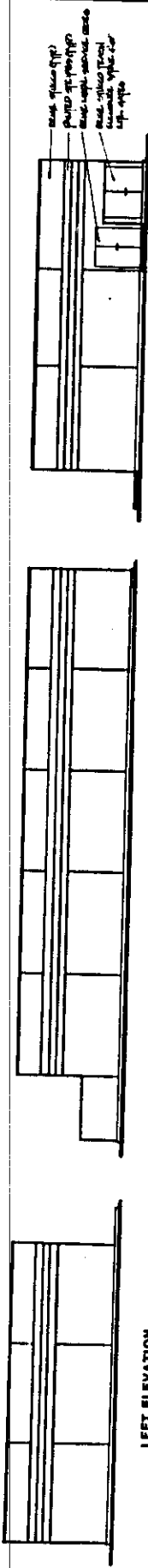
P87-020

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Item 8



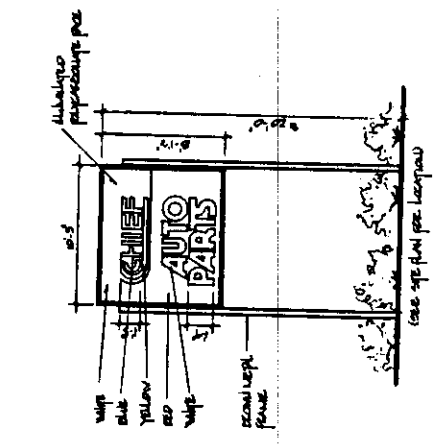
FRONT ELEVATION
 1/2" = 1'-0"



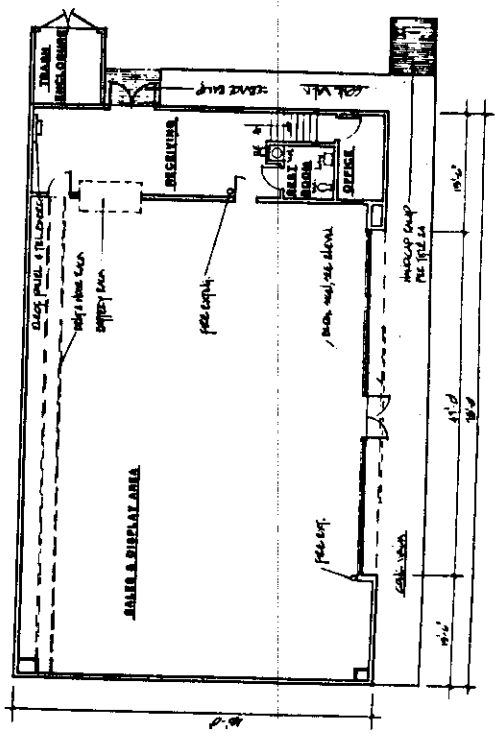
RIGHT ELEVATION
 1/2" = 1'-0"

REAR ELEVATION
 1/2" = 1'-0"

LEFT ELEVATION
 1/2" = 1'-0"



I.D. SIGN
 1/2" = 1'-0"



FLOOR PLAN
 1/2" = 1'-0"

R87-020

122-87

Item 8

