

CITY PLANNING COMMISSION

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

APPLICANT	Cecil Green, 11953 Sproul Street, Norwalk, CA 90650				
OWNER	Fotomat Corp., 1755 Comstock Street, Santa Clara, CA 95050				
PLANS BY	Cecil Green, 1451 River Park Drive, Sacramento, CA				
FILING DATE	5-4-82	50 DAY CPC ACTION DATE		REPORT BY:	JIT:bw
NEGATIVE DEC	Exempt 15103	EIR		ASSESSOR'S PCL. NO.	118-103-0800

APPLICATION: 1. Environmental Determination
2. Special Permit to establish a drive-up window for a photo kiosk in the General Commercial (C-2) zone

LOCATION: North side of Mack Road, approximately 300± feet west of La Mancha Way.

PROPOSAL: The applicant is requesting the necessary entitlement to develop a drive-up window for a fotomat photo facility containing 36 square feet.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1965 Southgate Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Parking spaces and planter

Surrounding Land Use and Zoning:

North:	Shopping Center; C-2
South:	Shopping Center; C-2
East:	Shopping Center (building pad); C-2
West:	Shopping Center (building pad); C-2

Parking Required:	1 space
Parking Provided:	962 spaces (shopping center)
Hours of Operation:	9 A.M. to 6 P.M.
Building Height:	14 feet
Square Footage of Building:	36
Significant Features of Site:	Southpointe Shopping Center
Topography:	Flat
Street Improvements:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Material:	Wood shingles
Utilities:	Available to site

STAFF EVALUATION: Staff has the following comments and observations with regard to the project:

1. The offices of City Engineering and Traffic Engineering have reviewed the applicant's project and have no objections to the location of the proposed drive-up window for the fotomat building. The project provides adequate access and stacking distance for the proposed drive-up window and walk-up for fotomat service. Based on the Traffic Engineer's experience and staff's observation of other drive-up fotomats, these uses generate a very low volume of traffic and therefore do not create circulation problems.

- Staff believes the Fotomat use is compatible with the surrounding commercial uses in the vicinity.
2. Staff notes that a signage program was submitted with the application. Staff cautions the applicant that only two attached signs are allowed per occupancy at a ratio of three square feet for each front foot of building occupancy (see Exhibit B).
 3. Since the parking area is already surfaced, the applicant is not responsible for the 50 percent surfaced shading area requirement. Staff notes that the applicant is removing an existing planter strip. The applicant should relocate the planter strip to the south side of the fotomat building as shown on Exhibit C.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (Section 15103).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the special permit subject to conditions and based on Findings of Fact which follow.

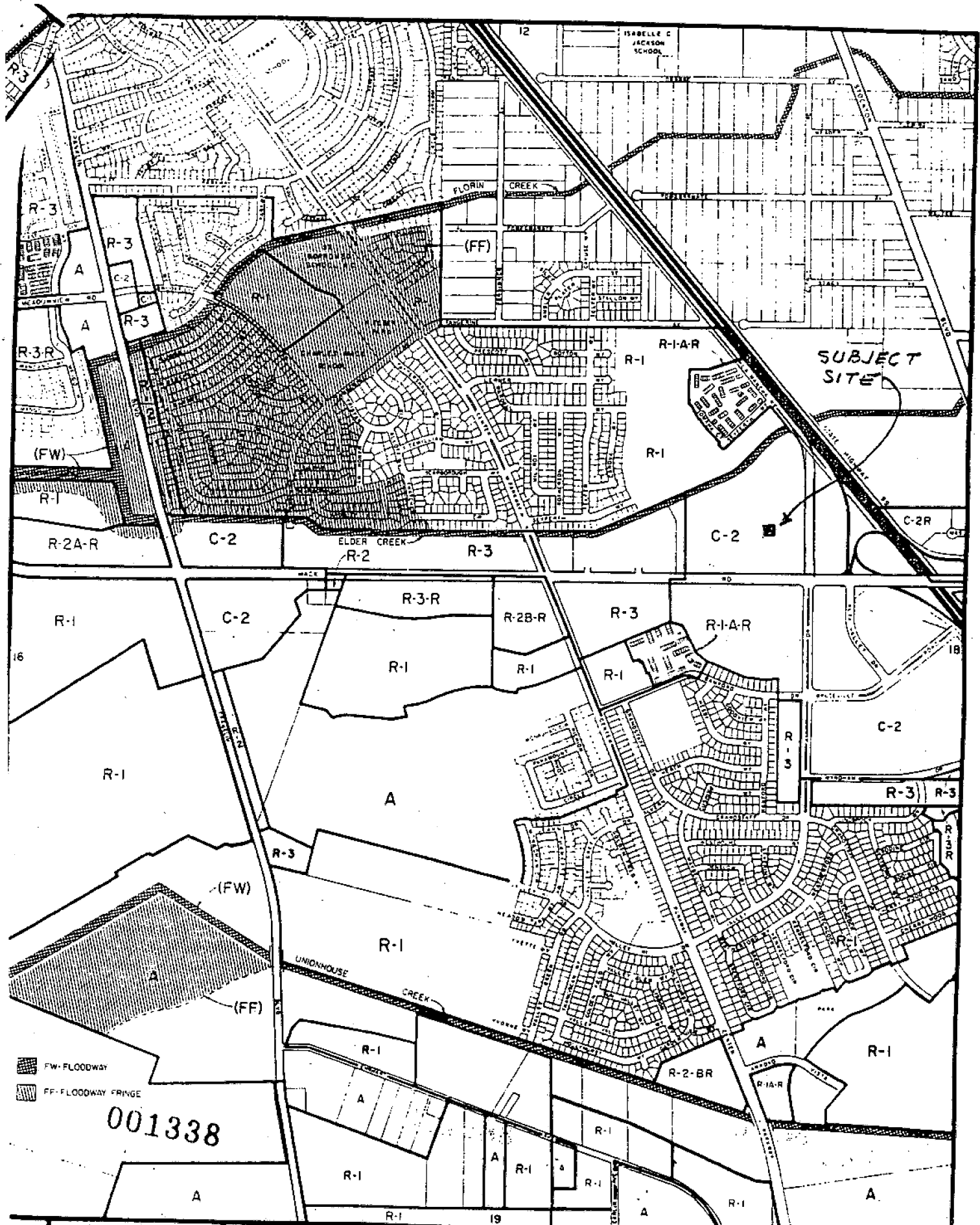
Conditions - Special Permit

1. The applicant shall provide for a new planter strip to the south of the new building (per Exhibit C). The new planter shall contain the same plants as the planter strip that will be removed.
2. The signage shall comply with the City sign ordinance.

Findings of Fact - Special Permit

1. The project, as conditioned, is based on sound principles of land use in that:
 - a. the project site is an area designated for retail development;
 - b. the project is compatible to surrounding land uses which consist of retail stores and auxiliary businesses;
2. The project, as conditioned, is not injurious to the public welfare and safety of surrounding properties in that:
 - a. adequate vehicular access and stacking distance for the drive-up window is provided by the project and surrounding shopping center;
 - b. adequate on-site parking is provided;
 - c. vehicular circulation will not be hindered due to the low volume of traffic generated from such a use.
3. The proposal conforms to the 1974 General Plan and 1965 Southgate Community Plan in that:

The plans designate the subject site for commercial development.



FW-FLOODWAY
 FF-FLOODWAY FRINGE

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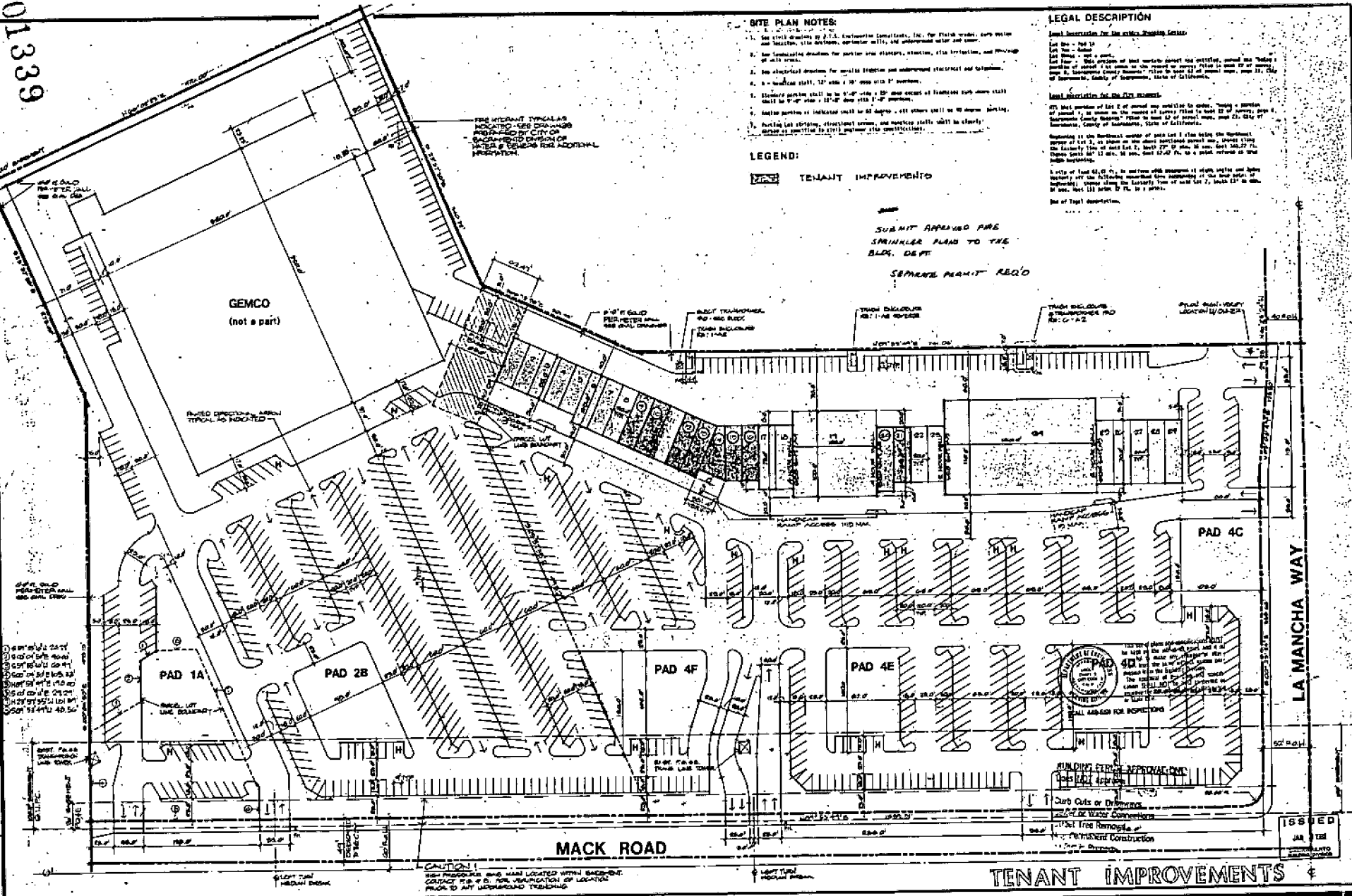
17 SCALE 0 1000

FLOOD ORD NO. 4153 OFFICIAL ZONING MAP DATE SEPT 12, 1978

CITY OF SACRAMENTO
 PL. NO. 2948 4TH SERIES
 ADOPTED JAN 7, 1974 AS AMENDED
 TO INCLUDE ALL CHANGES
 THROUGH ORD NO 4055 4TH SERIES

17

001339



SITE PLAN NOTES:

- See steel drawings for A.I.A. Enclosure Connections, Inc. for floor joists, core walls and sections, site sections, connector walls, and underground water and sewer.
- See landscaping drawings for parking area elevations, structure, site irrigation, and planting of all trees.
- See electrical drawings for electrical distribution and underground electrical and telephone.
- See mechanical plans, 12" x 18" x 1/4" scale with 1" increments.
- Structural sections shall be on 1/4" x 1/4" scale at 25' and section of foundation with same shall be on 1/4" x 1/4" scale at 1/4" x 1/4" scale with 1/4" increments.
- Include sections of indicated walls to 60 degrees, all others shall be 90 degree sections.
- Particular lot divisions, structural columns, and mechanical shafts shall be clearly marked as specified in steel drawings and specifications.

LEGAL DESCRIPTION

Legal Description for the entire Building Center:
 Lot 10 - 1/2 Acre
 Lot 11 - 1/2 Acre
 Lot 12 - 1/2 Acre
 Lot 13 - 1/2 Acre
 Lot 14 - 1/2 Acre
 Lot 15 - 1/2 Acre
 Lot 16 - 1/2 Acre
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 Lot 98 - 1/2 Acre
 Lot 99 - 1/2 Acre
 Lot 100 - 1/2 Acre

Mack Road Commercial Center
 Lee Sammis Company
 Sacramento, California

ISSUED
 JAN 1988

100

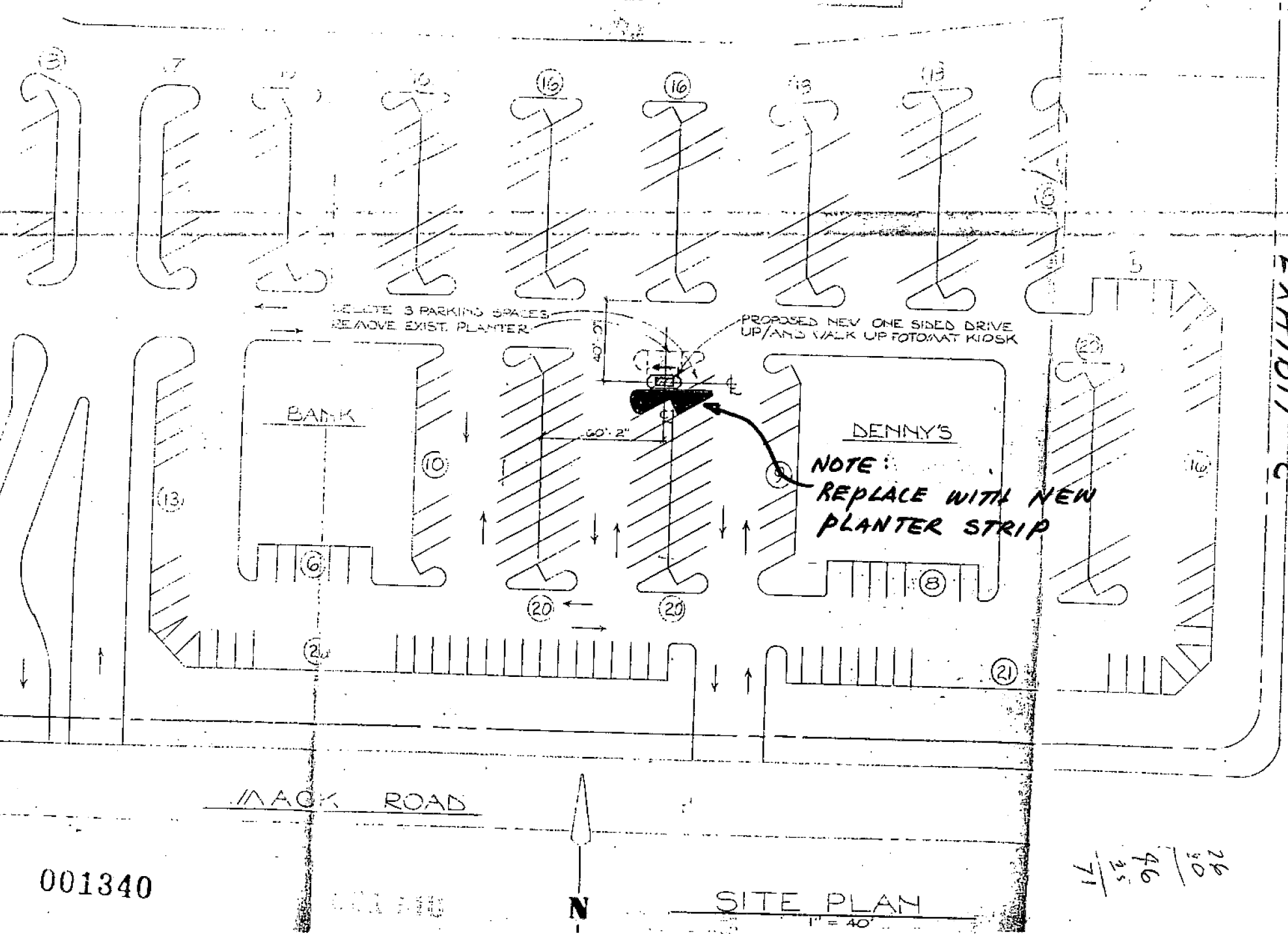
SITE PLAN
 TI-A1
 REV 03/88

P-82-117

6-10-82

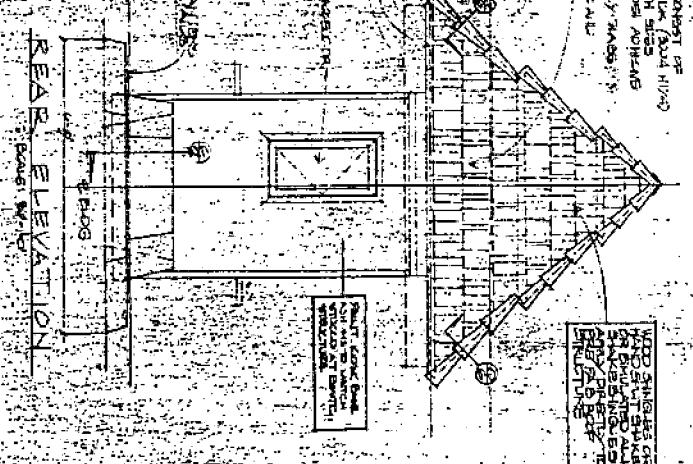
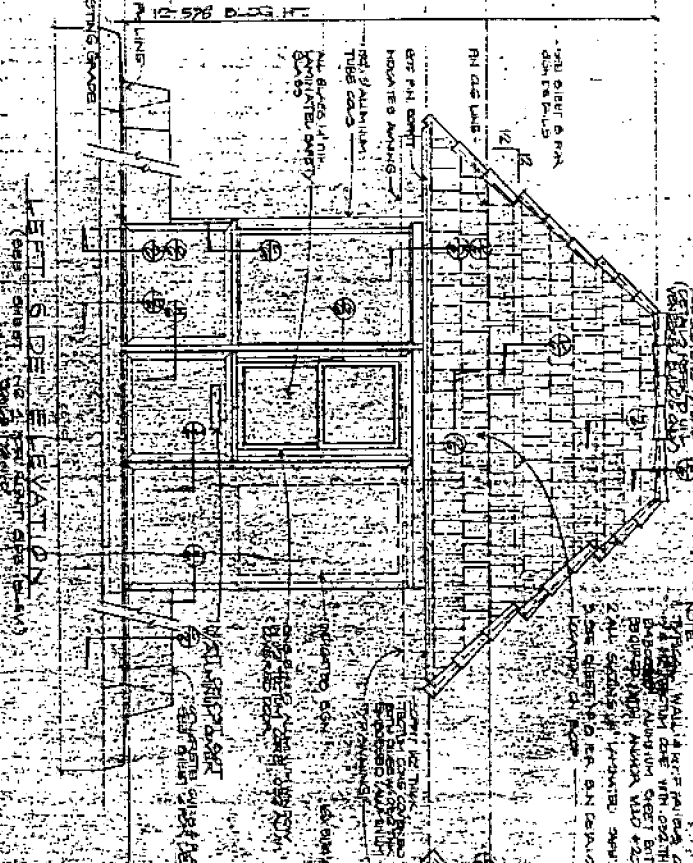
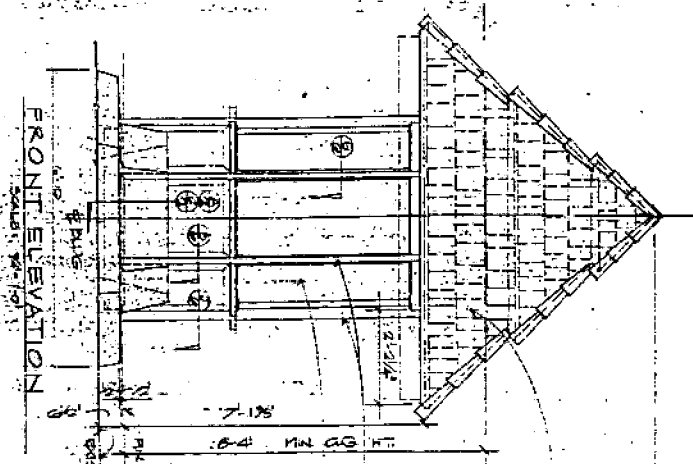
No. 16

EXHIBIT "C"



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26	46	26
20	25	25
71		



NOTE: WALLS TO BE PAINTED. ROOF OF DORMER TO BE WITH CEDAR SHAKES. EXISTING ROOF TO BE REMOVED. ALL ROOFING TO BE DONE WITH CEDAR SHAKES. ALL ROOFING TO BE DONE WITH CEDAR SHAKES. ALL ROOFING TO BE DONE WITH CEDAR SHAKES.

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THIS DRAWING CONTAINS NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE BUILDING. ALL INFORMATION NOT SHOWN HEREIN IS TO BE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT. ALL INFORMATION NOT SHOWN HEREIN IS TO BE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT.

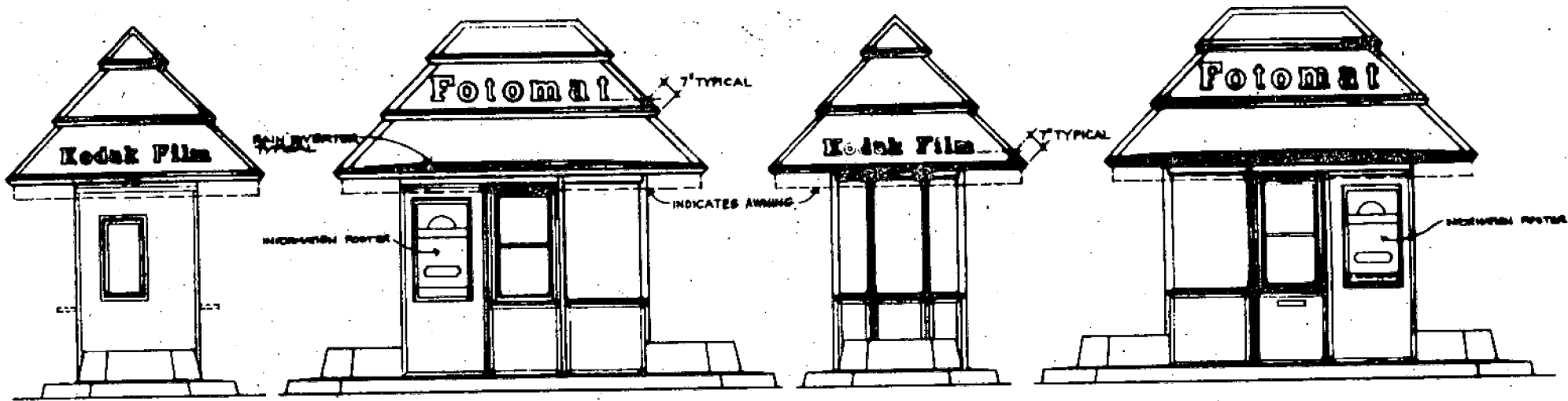
4A

FOTOMAT CORPORATION
 7580 FAY AVENUE • LA JOLLA • CALIFORNIA 92037
 (714) 459-2360

ELEVATIONS
 ARCHITECTURAL DRAWING
 1/2" = 1'-0"

4
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 No. 12345

001342



REAR

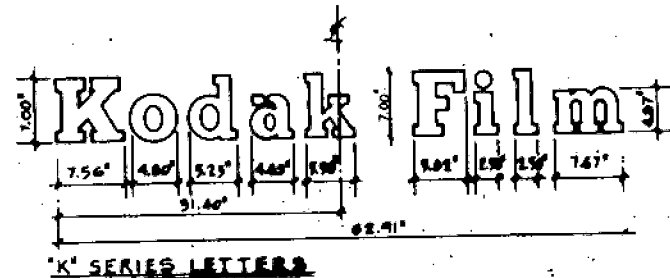
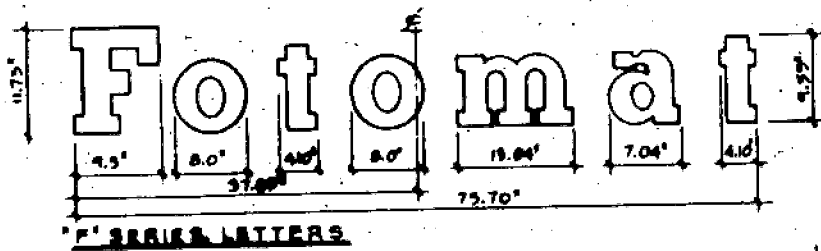
RIGHT SIDE

FRONT

LEFT SIDE

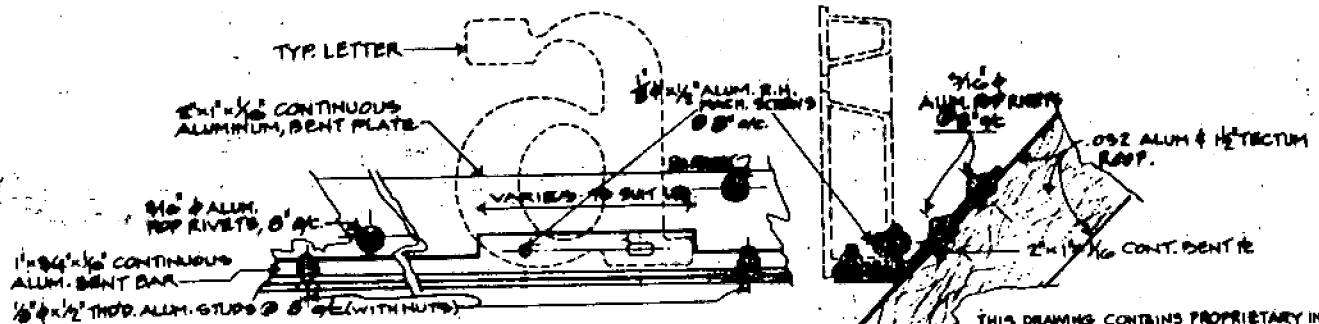
BUILDING ELEVATIONS

SCALE 1/2"=1'-0"



LETTERING ELEVATIONS

SCALE 1/2"=1'-0"



ELEVATION
SECTION
TYPICAL DETAIL
LETTER & SIGN ATTACHMENT
SCALE-FULL SIZE

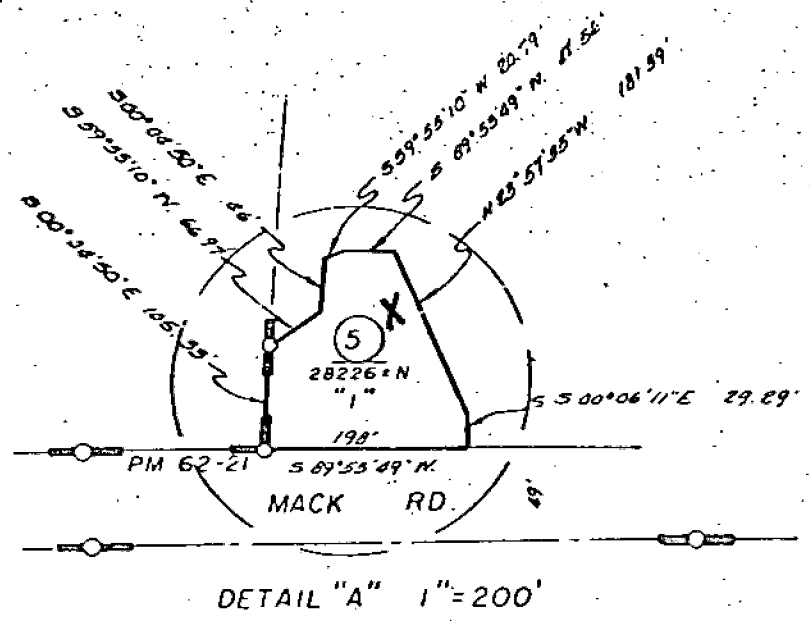
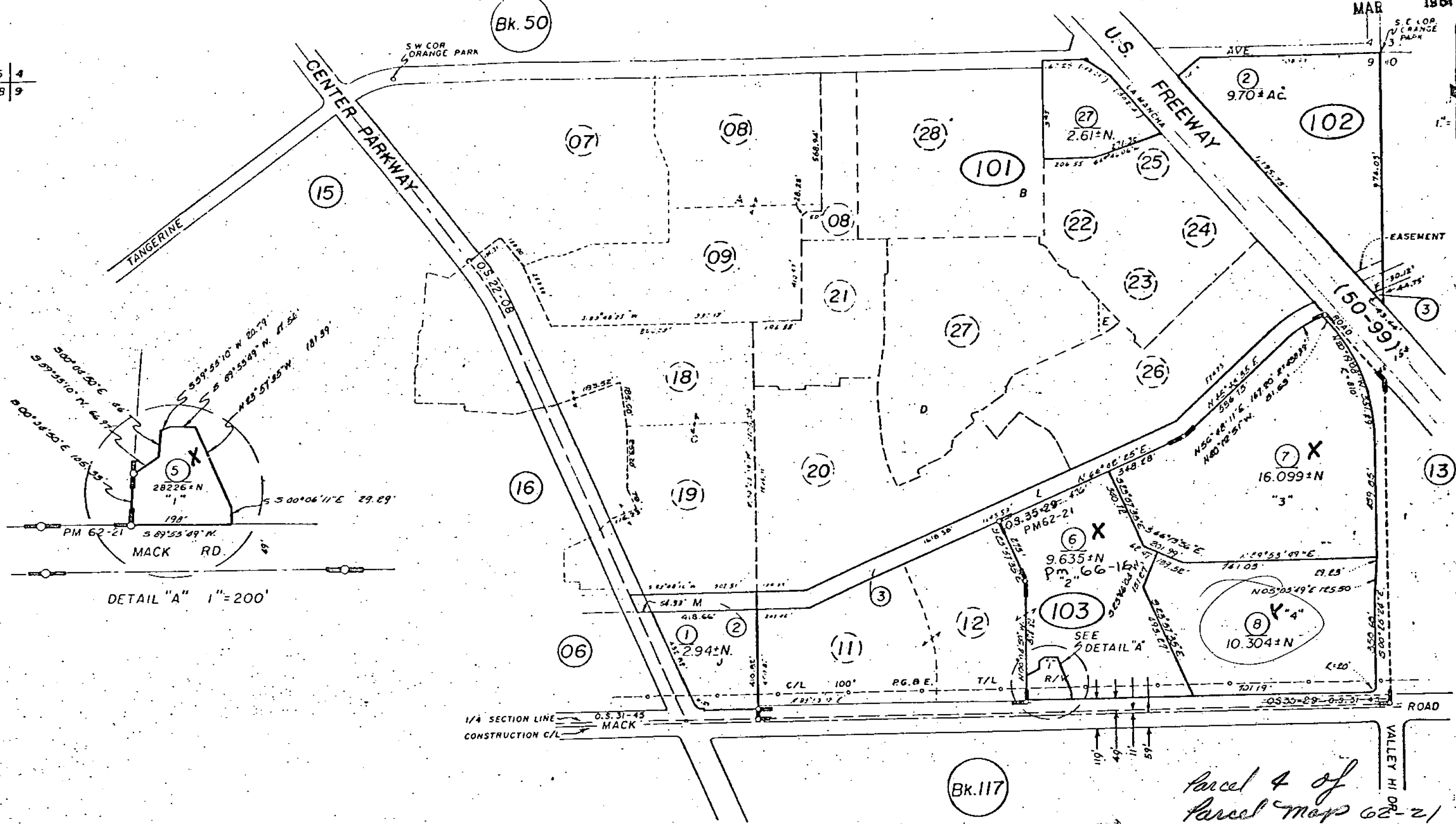
NOTE:
ALL LETTERS, INJECTION MOLDED,
SIMILAR TO BIRM & HAAS, ACRYLIC, V-052

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001343

P 82117

5 4
8 9



Parcel 4 of Parcel map 62-21

Real Estate Division has reviewed the attached list of names and hereby certifies that it is true and correct as of Apr 30, 82

CITY OF SACRAMENTO
Assessor's Map Bk. 118 -Pg.10
County of Sacramento, Calif.

001341

O.S. Bk. 35, Pg. 29 (11-6-80)
O.S. Bk. 31, Pg. 45 (Mack Rd.) (8-4-75)
Por. N. 1/2 Sec. 9, T.7N., R.5E., M.D.B. & M. O.S. Bk. 22, Pg. 8 (6/18/64)

NOTE—Assessor's Block Numbers Shown in Ellipses.
By: [Signature]
Assessor's Parcel Numbers Shown in Circles.