

STAFF REPORT AMENDED 9-23-82
CITY PLANNING COMMISSION

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

APPLICANT	Thrifty Oil Company, 10000 Lakewood Boulevard, Downey, Ca, 90240		
OWNER	Thrifty Oil Company, 10000 Lakewood Boulevard, Downey, CA 90240		
PLANS BY			
FILING DATE	8-6-82	50 DAY CPC ACTION DATE	REPORT BY: LL:bw
NEGATIVE DEC.	8-24-82	EIR	ASSESSOR'S PCL. NO. 263-222-16 & 26

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.8± vacant acres from Single Family, R-1 to General Commercial, C-2 zone
 3. Lot Line Adjustment to merge two parcels

LOCATION: Northwest corner of Grove Avenue & West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to incorporate an existing vacant lot zoned R-1 with the adjacent C-2 parcel (abandoned gas station) to the east.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake-Noralto Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use & Zoning:

North:	Residential; R-1
South:	Residential & Commercial (SE); R-1 & C-2
East:	Commercial; C-2
West:	Residential; R-1

Property Dimensions:	50' x 155.7'
Property Area:	7,785 square feet
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: On May 12, 1977 the Planning Commission denied a request to rezone the subject site from R-1 to C-2 in order to develop a U-Haul equipment rental yard (P-7756). The R-1 site is vacant and the C-2 site contains an abandoned service station.

STAFF EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The subject site is a vacant 50' x 155' (7,785 square feet) parcel zoned R-1 adjacent to an abandoned gas station at the northwest corner of El Camino and Grove Avenues. The applicant is requesting a rezoning and lot line merger to incorporate the subject site with the corner commercial lot. The corner parcel is zoned C-2, and the abandoned gas station is currently being used by itinerant vendors. The applicant is proposing to renovate the existing gas station facilities, incorporate landscaping along the perimeter of the subject site, and install a six-foot high masonry wall on the west and north property lines.

001835

The project was reviewed by the Planning staff who are preparing the North Sacramento Community Plan update. It was determined that the proposal will serve to upgrade the subject site and is compatible with the surrounding area. The subject site is presently zoned Single Family R-1. Due to the adjacent gas station use and its location at a busy intersection, it is highly unlikely that the subject site will be developed with a single family residential structure.

2. The site plan was reviewed by the City's Traffic Engineering office. Their main concern is the location of the existing gas pump islands. Based on the heavy traffic conditions at the corner of West El Camino and Grove Avenues, Traffic Engineering staff recommended the following site plan modifications (refer to Exhibit A). Planning staff also believes these modifications will improve traffic circulation and improve the overall appearance of the site.
 - a. Reorienting the gas pump islands in an east-west direction in order to improve vehicle stacking distance on the corner lot;
 - b. Closure of existing driveways closest to the intersection as indicated in Exhibit A to eliminate traffic conflicts on Grove and West El Camino Avenues;
 - c. Extend landscape strip along West El Camino and Grove Avenues to replace existing driveways which are recommended for removal.
3. Staff recommends that a six-foot decorative masonry wall be installed along the westerly and northerly property lines adjacent to existing residential uses (Zoning Ordinance requirement).
4. The subject site is presently vacant, and the applicant is subject to the 50 percent parking area shading requirement. Staff recommends that an eight-foot wide planter strip be installed along the westerly property line adjacent to the six-foot masonry wall. The planter strip shall be intensively landscaped with trees, shrubs and ground cover.

The proposed lot line adjustment to merge the two parcels has been reviewed by the offices of the City Engineer, Real Estate and Building Inspections, as well as by Planning staff. The following conditions were recommended:

1. The applicant shall submit closure calculations for the overall boundary of the site as well as a new legal description. It shall be prepared by a licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The applicant shall reorient the existing gas pump islands in an east-west direction in order to improve vehicle stacking distance.
3. The applicant shall close three existing driveways closest to the intersection as indicated on Exhibit A in order to eliminate traffic conflicts on Grove and West El Camino Avenues.
4. Applicant shall extend landscape strip along West El Camino and Grove Avenues to replace existing driveways which will be removed.

STAFF RECOMMENDATION: Staff recommends the following actions:

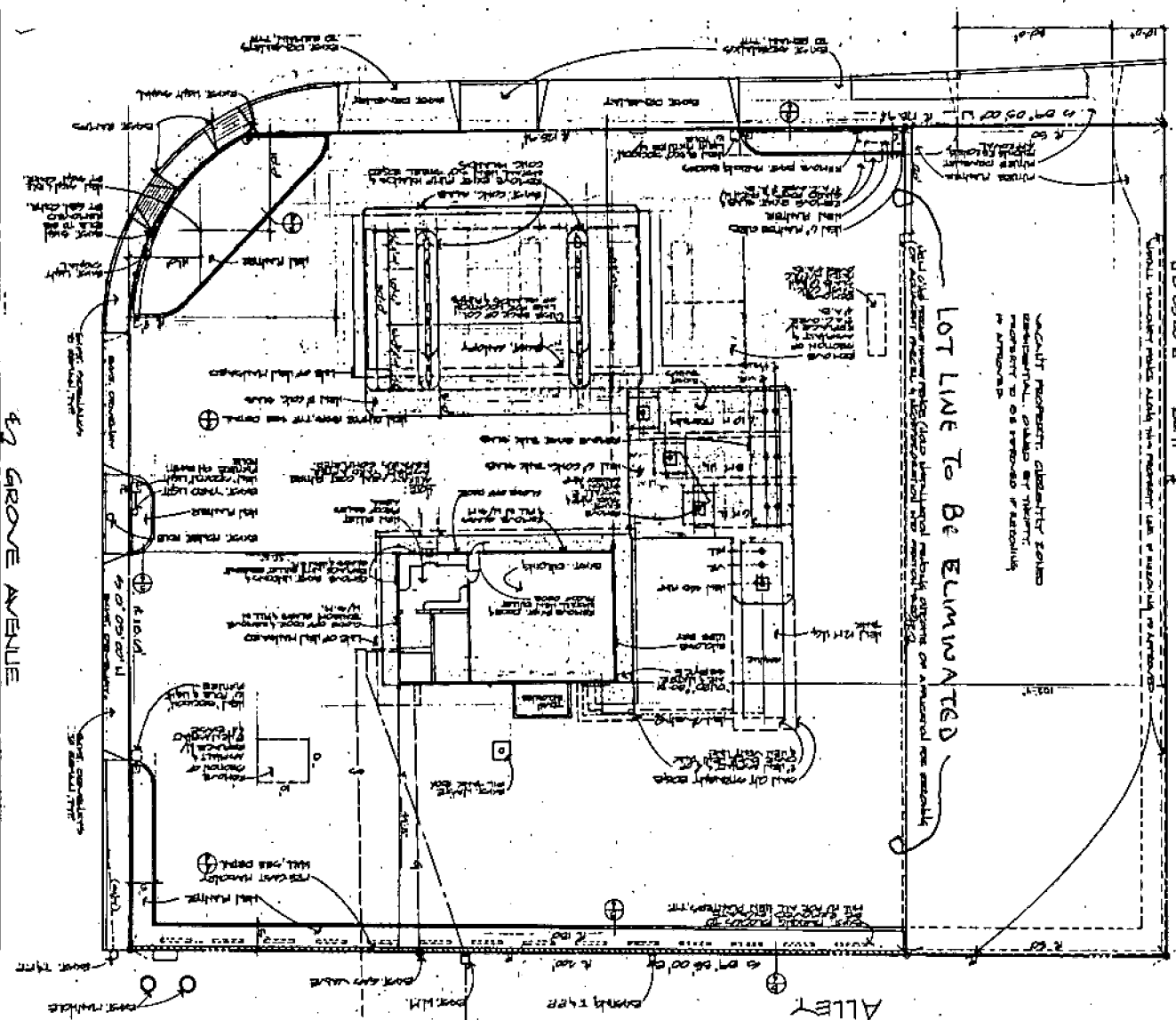
1. Ratification of the Negative Declaration;
2. Approval of the Rezone from Single Family R-1 to General Commercial-Review C-2-R, subject to conditions which follow;
3. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Zoning Conditions

- a. The applicant shall construct a six-foot decorative masonry wall on the west and north property lines as indicated on Exhibit A;
- b. The applicant shall install an eight-foot wide planter strip with irrigation on the west property line adjacent to the masonry wall. The planter strip shall be intensively landscaped with trees, shrubs and ground cover;
- c. A landscape and irrigation plan and shading diagram shall be submitted to staff for review and approval prior to building permit approval;
- d. Subject to filing of the Lot Line Adjustment to merge the two parcels;
- e. The applicant shall submit drawings of the decorative wall to the Planning Director for review and approval.
- f. If more than one property owner is involved, proper deeds shall be executed between the parties to reflect the new lot lines.
- g. *New driveway on El Camino Avenue shown on Exhibit A shall now be landscaping.
(added by CPC 9-23-82)*



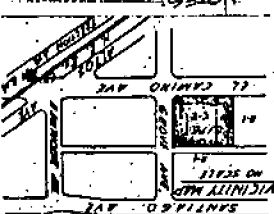
23 B. CAMINO AVENUE



U of 05' 00" in
 Part 11
 Final transfer made with the present use of a portion of adjacent
 property to be removed & relocated
 as approved

LOT LINE TO BE ELIMINATED

1. PROPERTY LINE DIMENSIONS
 SHOULD BE OBTAINED FROM APPROVED
 RECORDS.



- 1 SITE PLAN
- 2 PLUMBING ELEVATIONS
- 3 ELECTRICAL ELEVATIONS
- 4 MECHANICAL ELEVATIONS
- 5 MECHANICAL ELEVATIONS
- 6 ELECTRICAL ELEVATIONS
- 7 MECHANICAL ELEVATIONS
- 8 MECHANICAL ELEVATIONS
- 9 MECHANICAL ELEVATIONS
- 10 MECHANICAL ELEVATIONS
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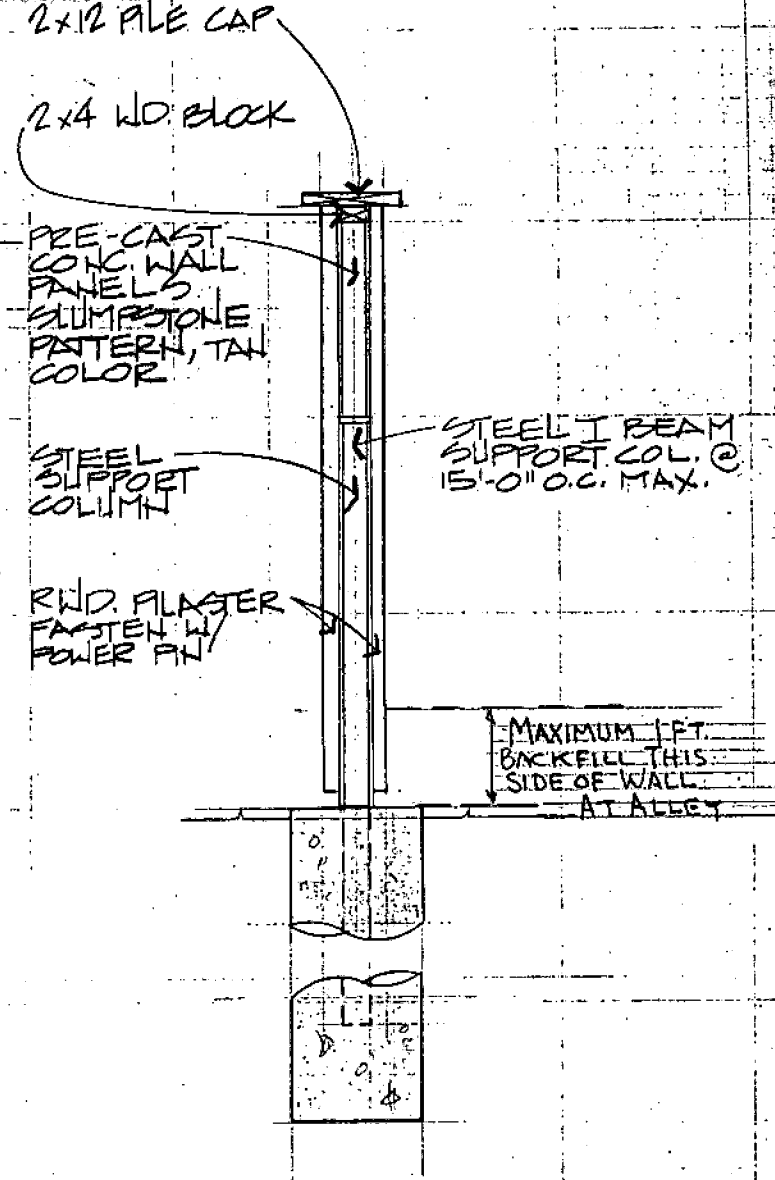
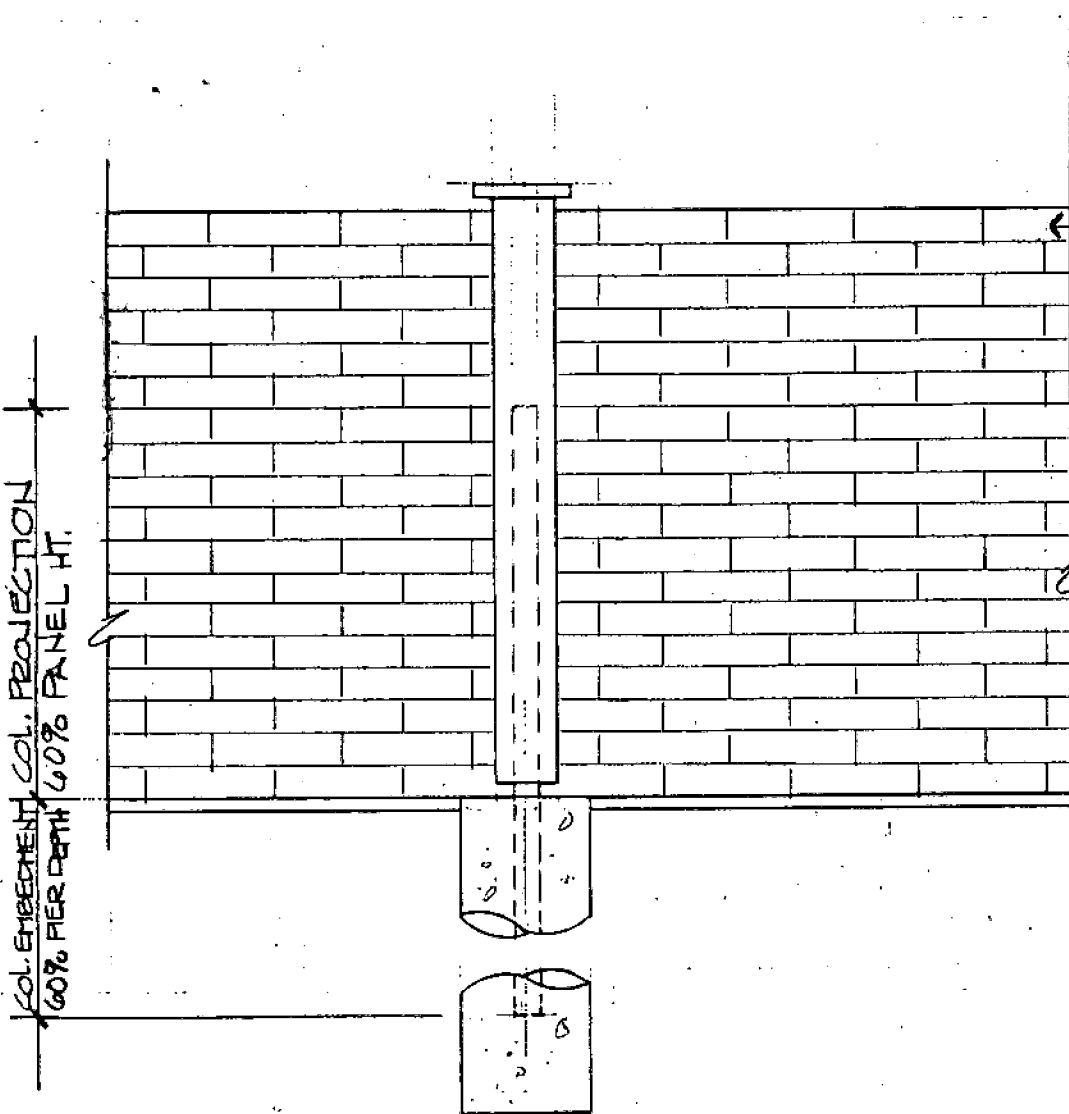
DRAWING INDEX

OF 16 SHEETS
 SHEET
 1

THE SITE PLAN
 THEFTY OIL COMPANY
 245 B. CAMINO AVENUE
 SACRAMENTO, CALIFORNIA

Construction Management Consultants
 1000 INTERSTATE 5700 SOUTH SACRAMENTO, CALIFORNIA 95834

No.	Description	By	Date




001842

4 PRE-CAST MASONRY WALL
6' HIGH 1/2" = 1'-0"

5 MASONRY WALL SECTION
1/2" = 1'-0"

NOTE: ENGINEERING FOR PRE-CAST WALL BY WALL FABRICATOR & ERECTOR. WALL CONTRACTOR PACIFIC PRE-CAST CORP. HAYWARD, CA. (415) 782-8677

Title: CANOPY ELEVATIONS & DETAILS

Drawn: 
Date: 5-20-01

CS

P82-190

9-8-82

No. 14

EXIST. RESIDENTIAL

INSTALL 6' HIGH MASONRY WALL ALONG WEST & NORTH PROPERTY LINES ALLEY

EXIST. SINGLE FAMILY RESIDENTIAL

ADD NEW PLANTER (8' wide)

EXIST. BLDG.

REMOVE EXIST. GAS PUMP ISLANDS & REORIENT IN EAST-WEST DIRECTION

EXTEND NEW PLANTER

CLOSE EXIST. DRIVEWAY

AREA to be Rezoned to C-2R

EXTEND NEW PLANTER

LOCATE NEW DRIVEWAY HERE

CLOSE EXIST. DRIVEWAYS

EL CAMINO AVE

4 GROVE AVE.

STAFF'S RECOMMENDED SITE PLAN MODIFICATIONS



001841

EXHIBIT A