

CITY PLANNING COMMISSION

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

APPLICANT Conrad Newby, 1610 Florin Road, Sacramento, CA 95825
OWNER Arika Komoorian Property Management, 5004 Freeport Blvd. Sacramento, CA 95822
PLANS BY Conrad Newby, 1610 Florin Road, Sacramento, CA 95825
FILING DATE 8-21-87 **ENVIR. DET. Cat. Ex.** 15061(b)(1) **REPORT BY** DJH:sc
ASSESSOR'S-PCL. NO. 041-0073-001,2,3,4 15305(a)

APPLICATION: A. Plan Review of 19,977+ square foot automobile sales and service buildings on 3.92+ vacant acres in the General Commercial Review-Executive Airport-4({C-2-R}{EA-4}) zone.

B. Lot Line Adjustment to merge four lots totaling 3.92+ acres in the C-2-R(EA-4) zone.

LOCATION: Northwest corner of Florin Road and Woodbine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new car dealership with auto storage, service and display areas.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
 1984 Airport-Meadowview Community Plan Designation: Commercial
 Existing Zoning of Site: C-2-R(EA-4)
 Existing Land Use of Site: Vacant

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|------------------------------------|------------|----------|----------|
| North: Vacant; R-2A, R-1 | Front: | 50' | 62' |
| South: Commercial and Vacant; C-2 | Side(Int): | 0' | 240' |
| East: Vacant; C-2-R | Side(St): | 0' | 62' |
| West: Hyundai New Car Sales; C-2-R | Rear: | 10' | 22' |

Parking Required: 40 spaces at 1 space per 500 sq. ft. building area total 19,977 sq. ft.
Parking Provided: 48 spaces with 2 handicapped
Property Dimensions: 268' x 493'
Property Area: 3.92+ acres
Square Footage of Building: Total 19,977 sq. ft.
Height of Building: Two story, 24 ft.
Topography: Flat
Street Improvements: To be Provided along Woodbine
Utilities: To be Extended
Exterior Building Materials: Concrete block, stucco, slumpstone painted grey
Roof Material: Concrete roof tiles painted magenta
Number of Employees: 30 maximum at one time
Hours of Operation: 7A.M. to 9P.M. seven days/week
Number of Visitors: 10 at any one time
Number of Bicycle Lockers: 4

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of four vacant parcels on 3.92+ acres in the General Commercial Review-Executive Airport Overlay 4(C-2-R{EA-4}) zone. The 1984 Airport Meadowview Community Plan designates all four parcels for General Commercial uses. New car dealerships are consistent with the general commercial designation and are allowed within the EA-4 Overlay zone. Surrounding land uses include vacant to the north and east, a shopping center and commercial uses across Florin Road to the south, and a new car dealership due west adjacent to the subject site.

B. Abandonment of Sam Avenue

The applicant has learned that Sam Avenue is not required for City street purposes and that the City Public Works Department supports the abandonment of Sam Way adjacent to the project site between 25th Street and Woodbine Avenue. The applicant revised the original site plan to show use of half the Sam Avenue right-of-way. The applicant is preparing an application for street abandonment of Sam Avenue and has agreed to a condition that the abandonment be completed prior to building permit issuance for the proposed project.

C. Site Plan Design

The site plan and elevations are subject to Planning Commission review pursuant to the "R" review of the C-2-R zone. Staff reviewed the plans and has the following comments:

1. Landscaping - The applicant has provided landscaping for portions of building and 48 employee and quest parking lot. A 10 foot perimeter landscape strip is proposed adjacent to the sidewalk along Florin Road and Woodbine Avenue. A seven foot landscaped buffer and screened fence are proposed along the north property line adjacent to the residentially zoned properties. The proposed layout is adequate and staff supports the landscaping with the following modifications.

a. The exterior elevations provide a horizontal architectural appearance. Staff has a concern over the relative monotonous style of the east building elevations. In order to provide more relief, staff recommends the addition of several landscape planters adjacent to the building as shown on Exhibit D as noted.

Along the east-facing walls staff suggests planting of vertical climbing vines or shrubbery which break-up the horizontal style of the building wall. Such a modification can be shown on the revised site and landscape plans.

b. Trees shown on the site plan are not identified as to species. Staff recommends that a detailed landscaping and irrigation plan be prepared and reviewed and approved by the Planning Director prior to issuance of building permits. Staff recommends placement of trees adjacent to the public right-of-way every 30 feet as a minimum. Trees shall be a minimum 15 gallon container size. Trees along the north property line are adequate on 20 foot centers yet they should be evergreen variety.

- c. No specific calculations for shade coverage were provided for the 48 space employee and guest parking area. Staff recommends that a detailed shading plan be submitted and approved prior to issuance of building permits.
 - d. No planter is shown along the west property line adjacent to the Hyundai dealership. The applicant was advised to verify the location of existing landscaping and wall for the Hyundai property since 25th Street had been abandoned. Staff does not wish to see two fences with a landscape strip separating the two new car dealerships. If a fence is requested, staff recommends a wrought iron fence along the west property line with a minimum of seven feet wide landscape strip with tree and shrubbery planting.
 - e. All surface landscaped areas are to be covered with living ground cover. No bark or mulch shall be allowed.
2. Signage - No signs are proposed in the applicant's request. Under the C-2-R zone the Commission has the authority to request establishment of a uniform sign program. Staff recommends that the applicant prepare a uniform sign program of the entire project for review and approval by the Planning Director.
 3. Lighting - No detailed lighting plans are shown. The applicant has indicated use of 20 foot high lamp poles with mercury high intensity lamps. Staff recommends that the applicant prepare a detailed lighting plan which portrays all lighting shown to reflect on-site and not off-site. No lighting shall reflect onto adjacent residentially zoned property to the north.
 4. Trash Enclosure - The applicant does not provide a trash enclosure. One trash enclosure shall be provided. Staff recommends that solid metal gates be installed and painted a color to match the trim of the building. If additional trash enclosures are desired, they shall meet the standards of the attached Trash Enclosure Guidelines, Exhibit C. No outdoor dumpsters are to be located outside trash enclosure areas.
 5. Building Design - The proposed building is constructed of concrete slumpstone block with metal facia. Colors for the block will be grey with maroon trim and aluminum for the metal facia. Large glass panel windows for the showroom facade facing south are proposed. The building will have columns providing relief along the south elevations. Staff is concerned over the linear appearance of the structure. Vertical landscaping can break up some of the monotony of the elevations. No roof mounted heating and cooling equipment is shown. Staff recommends that any exterior heating and cooling equipment be shielded with materials and colors compatible with the main building.
 6. Utilities - If natural gas and underground electric services are provided, the transformer and gas meters shall be located so that they are screened from public view through the use of landscaping or architectural features compatible with the main building. They shall be shown on the revised landscape and irrigation plans.

D. Parking

Two types of parking are provided on-site; an area for customers and guests and an area for vehicle display and storage. The proposed customer and employee parking

areas total 48 spaces including two handicapped spaces. Required parking for a 19,977 square foot general commercial use is one space per 500 square feet for a total required parking of 40 spaces.

Staff has proposed revisions to the parking lot layout to show use of landscape planters six feet in width to provide both wheel stops and vehicle overhang area. Staff recommends the applicant revise the parking areas as per Exhibit D. Staff modified the site plan to eliminate the use of prefabricated concrete wheel stops and use six inch raised continuous pour concrete curbs adjacent to all planter strips and tree wells.

No provision is made on the site plan for the outdoor storage of wrecked or partially assembled automobiles as was the case with Florin Road Hyundai. If any area is to be used by the operator for outdoor storage of wrecked or disassembled automobiles, it shall be screened by a six foot high solid masonry wall and shown on a revised site plan. No numbers were provided for the total numbers of new vehicles to be parked at the site. Vehicle inventory parking shall be designed to allow minimum aisle widths for backout and maneuvering, 26 feet.

E. Agency Comments

The City Real Estate, Police, Building Inspections and Engineering Departments reviewed the proposed project and provided the following comments:

1. Fire Marshal - Building Inspection:

- a. drive through must be a minimum of 15 feet to accommodate emergency vehicles;
- b. all gates shall have "Knox-box" locks, contact Fire Department, 449-5480.
- c. interior driveways must meet the 40 foot inside and 56 foot outside turning radii for emergency vehicles;
- d. a double pumper fire hydrant is required within 300 vehicular feet to the furthest point on any building.

2. Public Works - Engineering:

- a. alley between Florin and Sam Avenue needs to be abandoned prior to LLM (previously abandoned in 1961);
- b. file Certificate of Compliance and waive parcel map prior to recordation;
- c. frontage improvements required at time of building permit.

3. Police - None

4. Real Estate - None

F. Lot Line Adjustment

The applicant is requesting the merger of four vacant lots to create one lot of 3.92+ acres in the C-2-R zone. Staff supports the merger pending the abandonment of Sam Avenue which will increase the project site by 0.29+ acres.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a) and 15061(b){1}).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Plan Review subject to conditions and based upon findings of fact which follow.
- B. Approve the lot line adjustment to merge four lots by adopting the attached resolution.

Conditions - Plan Review

1. The applicant shall prepare revised landscape and irrigation plans as per the previous comments per Exhibit D for review and approval by the Planning Director prior to issuance of building permits. The revised landscape plan shall show the following:
 - a. the addition of landscape planter boxes adjacent to the east wall elevations as shown on Exhibit D as Note 5;
 - b. trees be located adjacent to the public right-of way every 30 feet as a minimum and be a minimum of 15 gallon container size;
 - c. a landscaped setback of 10 feet adjacent to Florin Road and Woodbine Avenue shall be shown after right-of-way dedication.
 - d. the landscape setback along the north and east property lines shall be seven feet and be heavily landscaped.
2. The applicant shall submit a detailed lighting plan for staff review prior to issuance of building permits. No light poles shall exceed 20 feet in height.
3. The applicant shall provide one trash enclosure as per Exhibit C. The applicant shall install solid metal gates for the trash enclosure and paint them to match the trim color of the building. Future enclosures shall conform to the Trash Enclosure Guidelines. Trash enclosures shall be located so to not be visible from adjacent roadways.
4. All exterior roof or ground mounted heating and cooling equipment is to be visually screened by materials and colors compatible with the main building.
5. All utilities including gas meters and electrical transformer shall be located so that they are screened from public view through the use of landscaping or architectural features compatible with the main building.

6. The applicant shall revise the site plan to the satisfaction of the City Engineer and Traffic Engineer regarding improvements and dedications along Woodbine Avenue and Florin Road.
7. An underground gasoline storage tank and above-ground dispensing facilities shall meet applicable building, fire and health department requirements.
8. The applicant shall construct the buildings as per elevations, materials and floor plans as submitted. Any changes in floor plan or elevations and materials shall be reviewed and approved by the Planning Director.
9. The applicant shall submit an uniform sign program for the entire subject site. One monument sign not exceeding 12 feet in height shall be permitted. The sign program shall be reviewed and approved by the Planning Director prior to issuance of sign permit.
10. No trailers or detached accessory sales offices shall be allowed without modification to this Plan Review permit.
11. No barbed or serpentine razor ribbon wire shall be placed on top of any of the proposed block walls. Any wire shall be placed below the crest of the block wall on the interior so as to not be visible from the public right-of-way.
12. No flags, pennants, balloons, banners or displays shall be allowed on the subject property.

Findings of Fact - R-Review

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the site will be upgraded by the addition of landscaping and screening;
 - b. the surrounding area will benefit as a result of the proposed project;
 - c. adequate parking is provided on-site.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance, in that the site provides adequate area for auto sales service and display area.
3. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial uses on the 1984 Airport-Meadowview Community Plan and the proposed auto sales use conforms to the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

**APPROVING A LOT LINE ADJUSTMENT TO
MERGE LOTS 143,144,157 AND 158 AS
SHOWN ON MAP ENTITLED "PLAT OF
CAMELLIA ACRES" FILED IN THE OFFICE
OF THE COUNTY RECORDER OF
SACRAMENTO COUNTY AT BOOK 15 OF
MAPS, PAGE 21 (P87-372)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of Florin Road and Woodbine Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1984 Airport-Meadowview Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial use by the 1984 Airport-Meadowview Plan and the proposed car sales use conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northwest corner of Florin Road and Woodbine Avenue, City of Sacramento be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments, if any.
2. Monument new property lines after abandonment of Sam Avenue and right-of-way dedications.

3. Abandonment of Sam Avenue shall be completed prior to recordation of Certificate of Compliance.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A

Proposed Legal Description

All that certain real property situate in the State of California, County of Sacramento described as follows:

Lots 143, 144, 157 and 158 as shown on that certain map entitled "Plat of Camellia Acres", filed in the office of the County Recorder of Sacramento County on June 2, 1915, in Book 15 of Maps at Page 21.

ALSO the alley in the block bounded by Sam Avenue, Florin Road, 25th Street (formerly Larkspur Avenue) and Woodbine Avenue, a shown on said Map entitled "Plat of Camellia Acres", vacated, closed and abandoned by the Sacramento City Council in Ordinance No. 2268, fourth series, passed February 16, 1961.

ALSO the East half of 25th Street (formerly Larkspur Avenue) lying between the South line of Sam Avenue and the North line of Florin Road, as shown on said Map, as abandoned by the Sacramento City Council in Resolution No. 86-381, adopted May 27, 1986; a certified copy of said Resolution was recorded July 15, 1986, in Book 8607-15, Page 1353, Official Records.

EXCEPTING THEREFROM any portion lying within the following described parcel:

Beginning at a point from which the Southwest corner of said Lot 157 bears South 28.00 feet; thence from said point of beginning North 89° 59'00" East 235.00 feet; thence North 32.00 feet; thence curving to the right on and arc of 20.00 foot radius, said arc being subtended by a chord bearing South 45° 59'30" West 28.28 feet; thence South 89° 59'00" West 215.00 feet; thence South 12.00 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion thereof lying within the following described parcel:

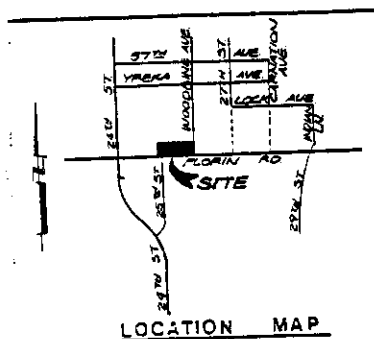
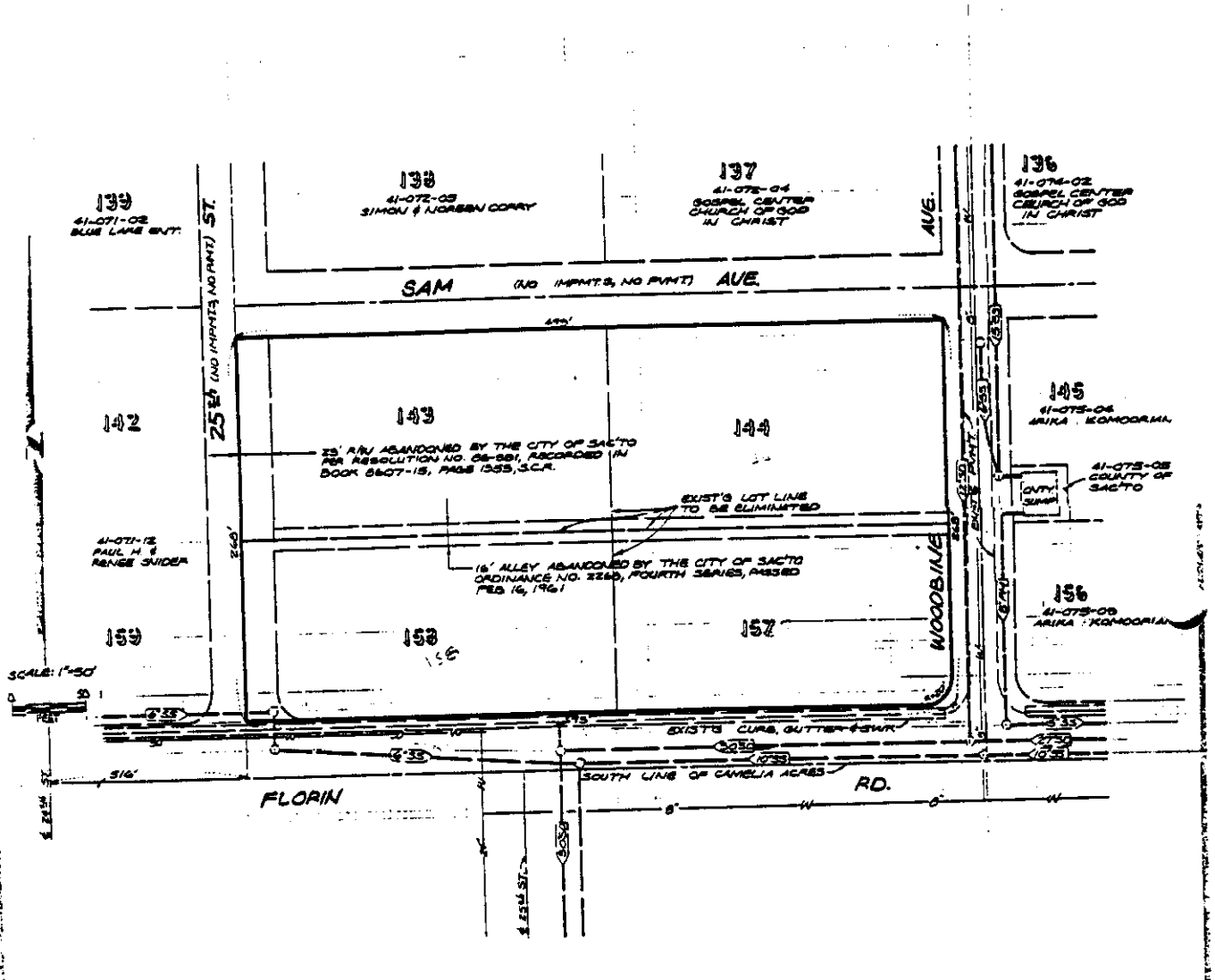
Beginning at a point from which the Southwest corner of said Lot 158 of Camellia acres bears South 28.00 feet and South 89° 59'00" West 23.00 feet; thence from said point of beginning North 89° 59'00" East 235.00 feet; thence North 12.00 feet; thence South 89° 59'00" West 215.00 feet; thence curving to the right on and arc of 20.00 foot radius, said arc of 20.00 foot radius, said arc subtended by a chord bearing North 45° 00'30" West 28.29 feet; thence South 32.00 feet to the point of beginning.

LOT MERGER EXHIBIT

LOTS 143, 144, 157 & 158 OF 'CAMELIA ACRES', 15 B.M. 21



CNA ENGINEERING INC.
CIVIL ENGINEERING · LAND SURVEYS · PLANNING · STRUCTURAL DESIGN



OWNER
ARIKA KOMODRIAN
2491 RIVER RD
SACRAMENTO CA 95825
(916) 457-7587

ENGINEER
CNA ENGINEERING, INC.
2575 VALLEY RD.
SACRAMENTO, CA 95864
(916) 425-5746

PARCEL NO.
061075-01, 02, 03 & 04

EXISTING USE
VACANT

PROPOSED USE
NEW CAR DEALER

SEWER DISPOSAL
CITY OF SACTO

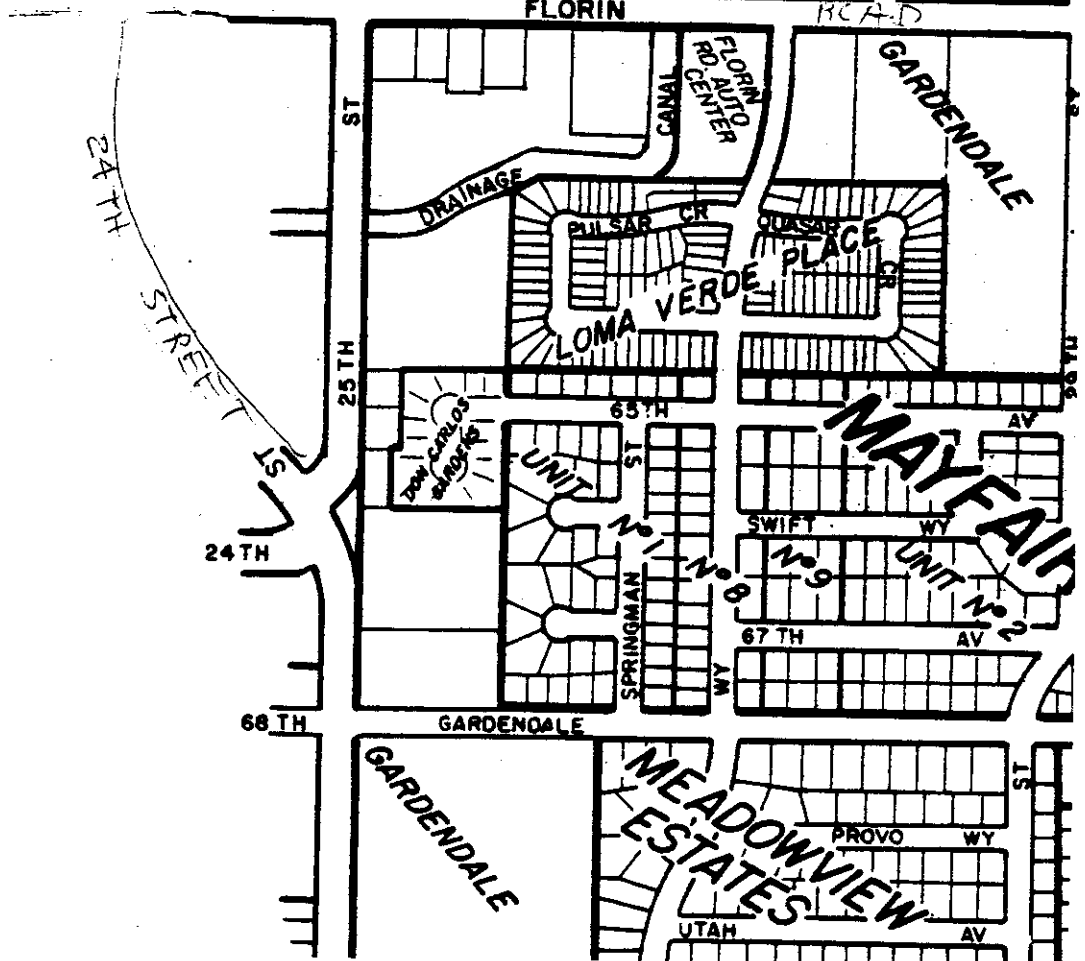
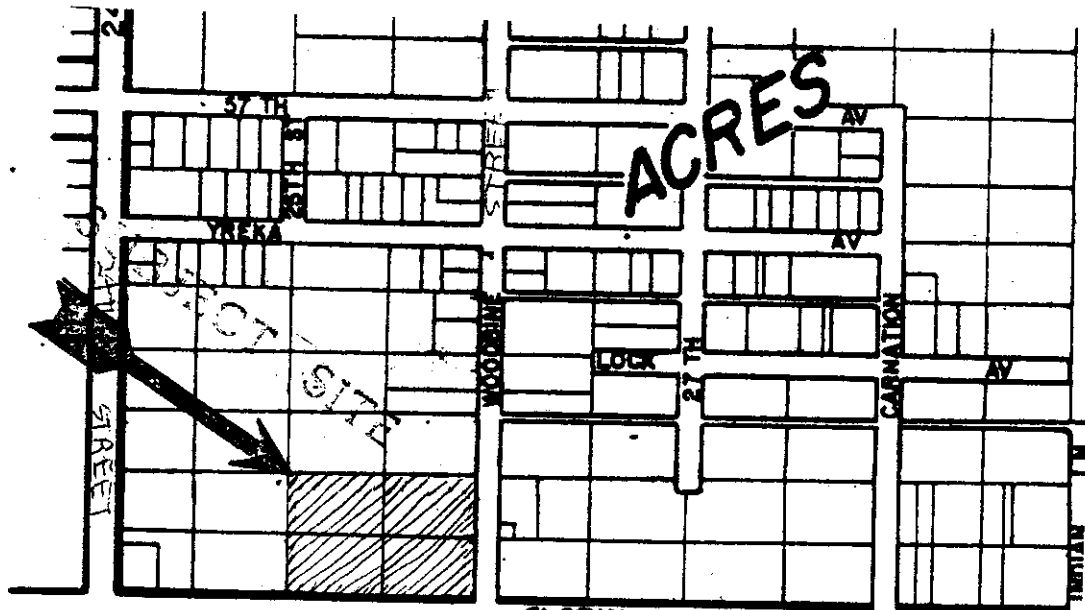
WATER
CITY OF SACTO

SCHOOL DISTRICT
CITY OF SACTO

FIRE DISTRICT
CITY OF SACTO

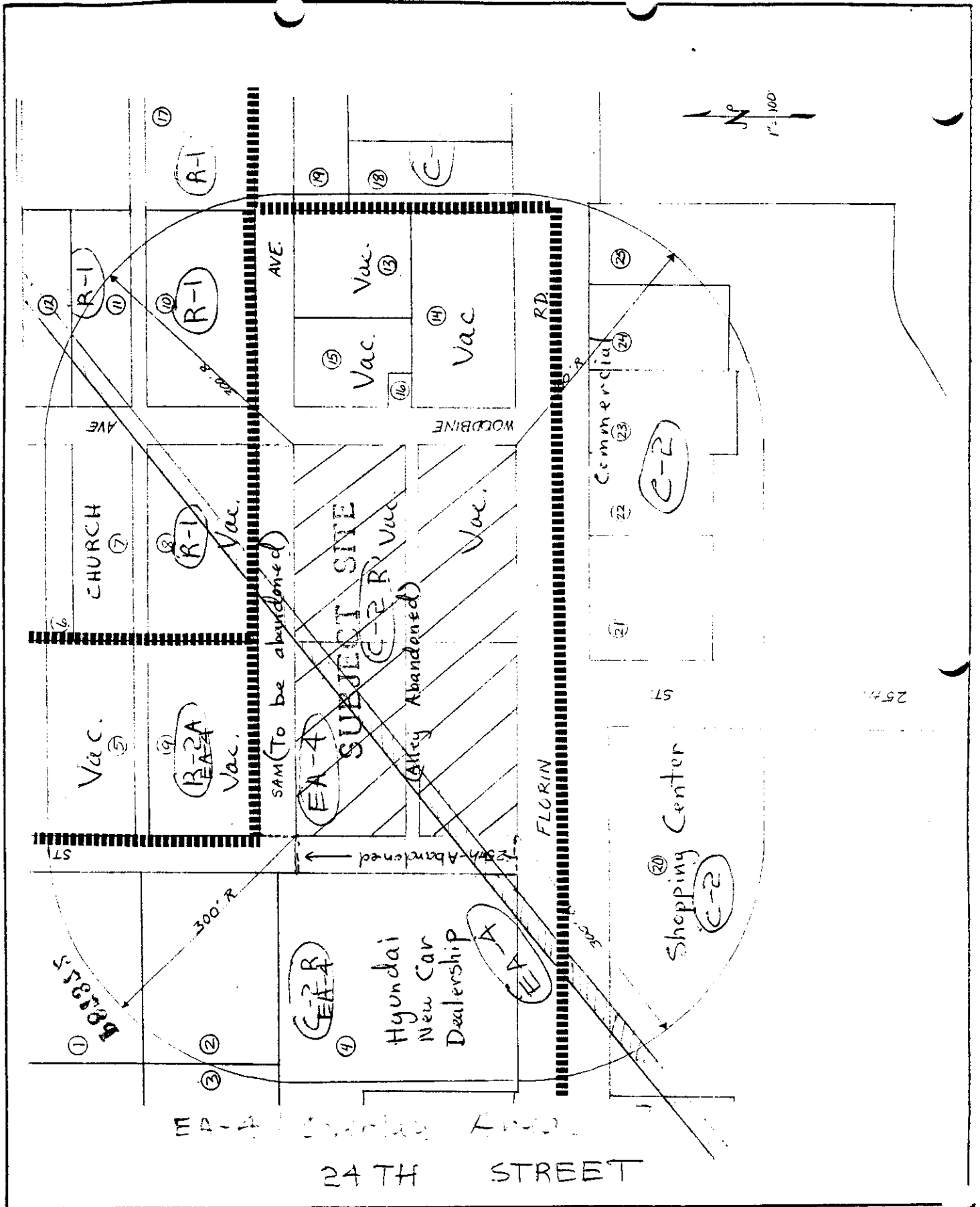
PARK DISTRICT
CITY OF SACTO

ELECTRIC
SMUD



N
↑
Scale: 1" = 500'

VICINITY MAP



LAND USE & ZONING MAP

TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

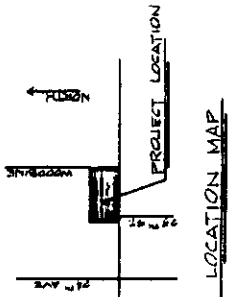
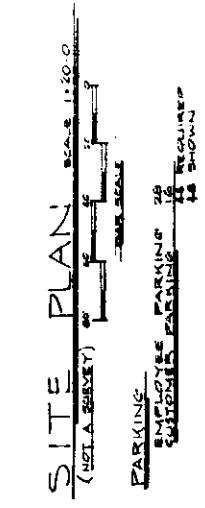
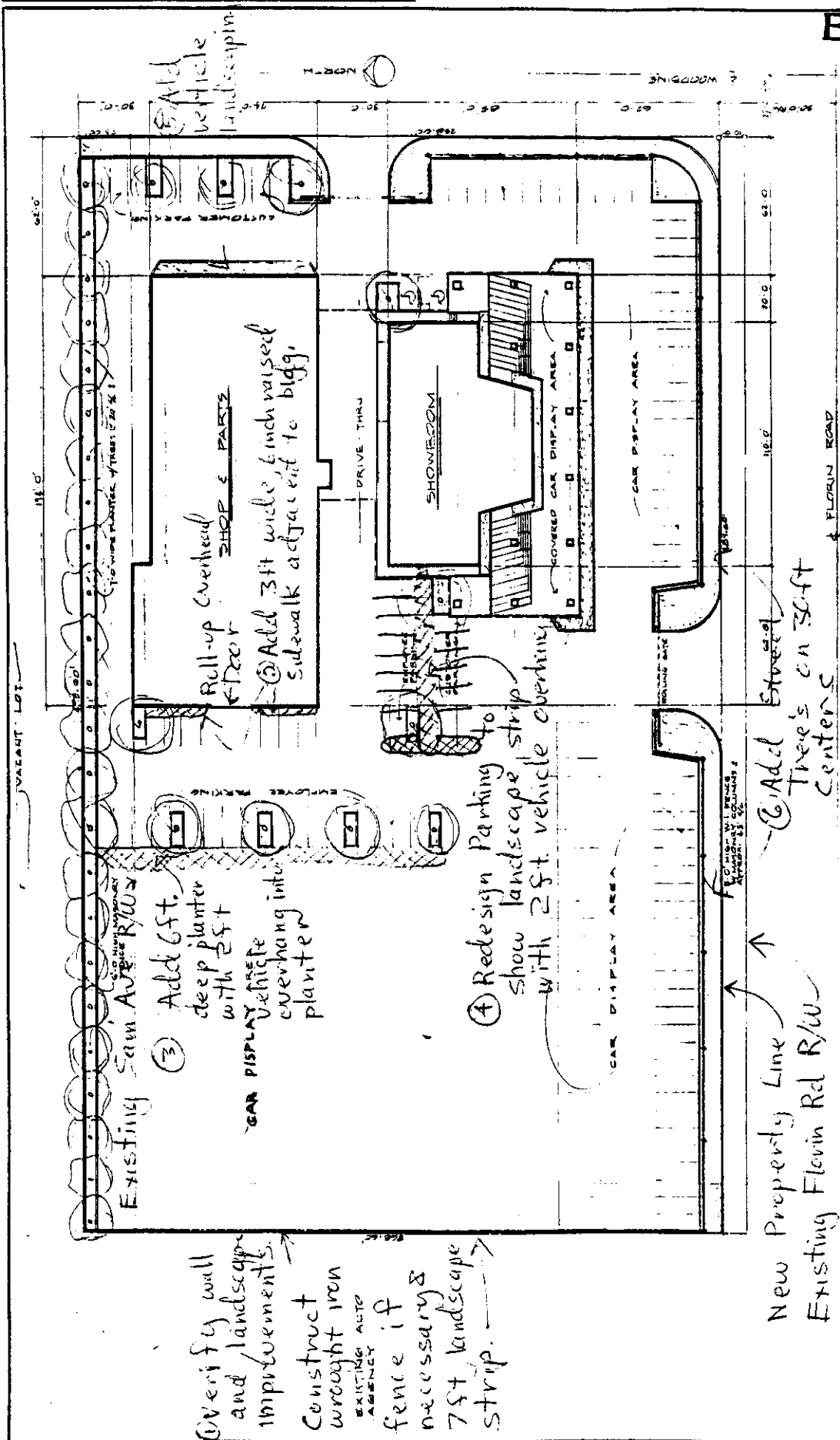
The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~

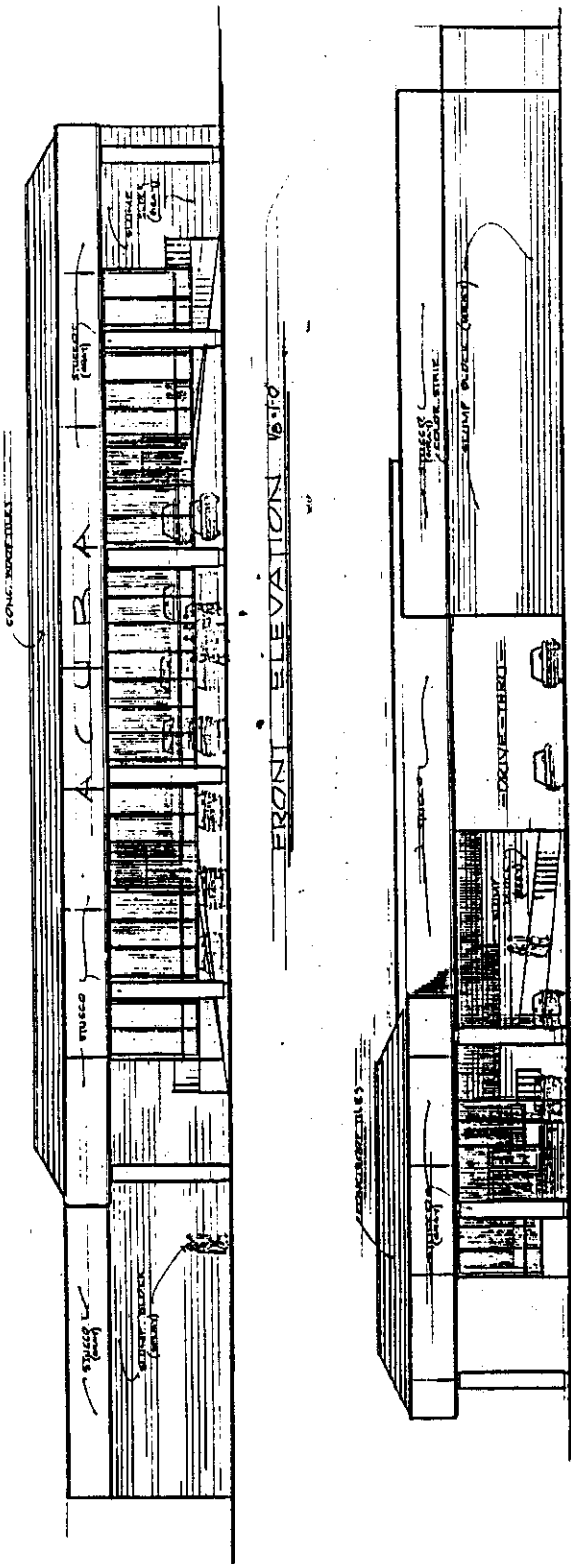


Verify wall and landscape improvements.
 Construct wrought iron EXISTING AUTO AGENCY fence if necessary & 7ft landscape strip.

New Property Line
 Existing Flavin Rd R/W

⑥ No portable concrete wheel stops allowed.

ELEVATIONS

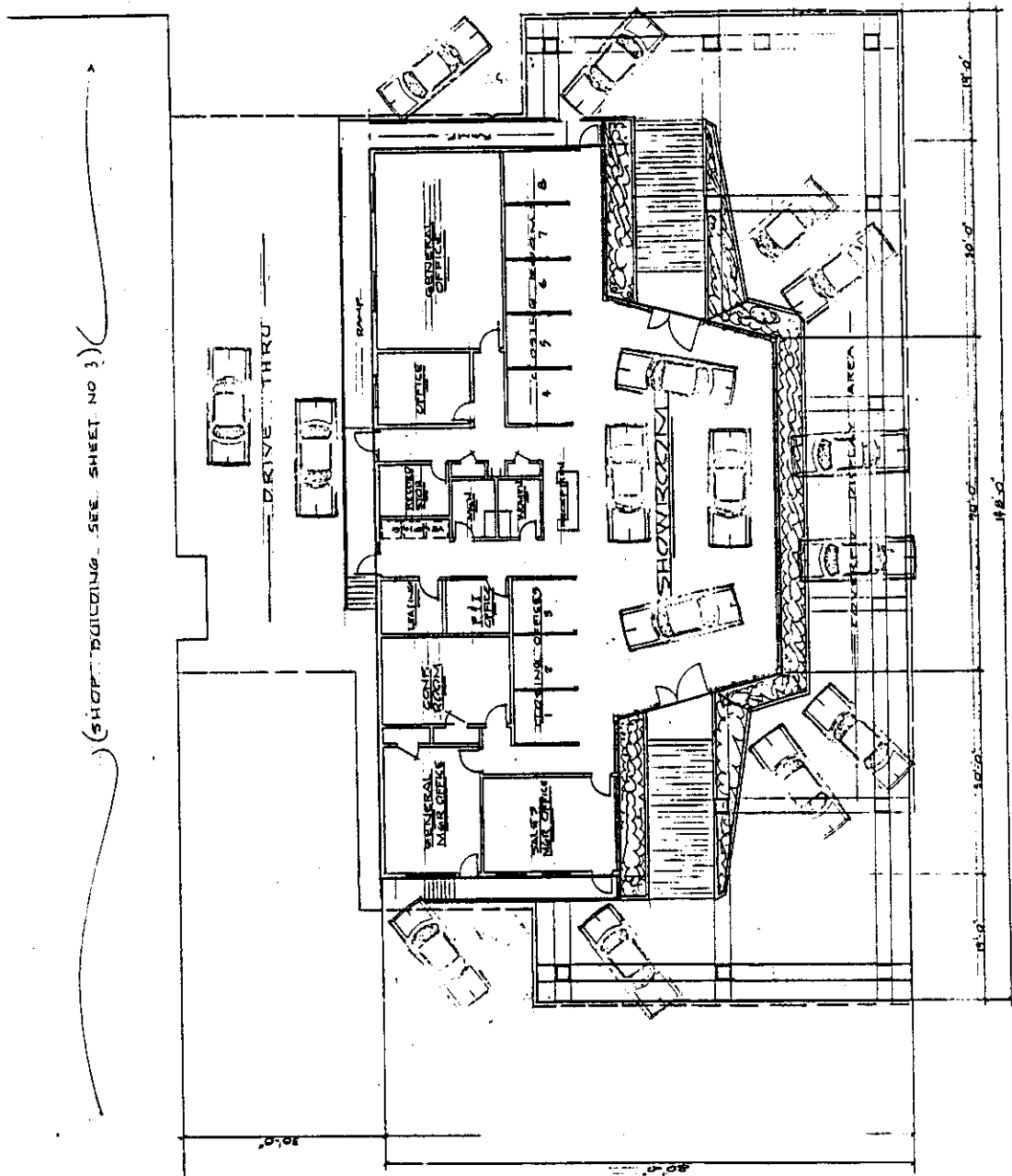


P-87-372

10-8-87

item 10

FLOOR PLANS



SHOWROOM & OFFICES
 FLOOR PLAN SCALE 1/8" = 1'-0"

P-87-372

10-8-87

item 10

