

CITY PLANNING COMMISSION

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

APPLICANT	Beverly F. & Lorraine E. Arnold, P.O. Box AC, Truxee, CA 95734				
OWNER	Beverly F. & Lorraine E. Arnold				
PLANS BY	Applicant				
FILING DATE	8-5-85	ENVIR. DET.		REPORT BY	DH:lr
ASSESSOR'S-PCL. NO.	78-180-15, 17, 18	Negative Declaration: Cat. Ex. 15303(c)			

- APPLICATION:**
- A. Special Permit to Construct an 18 Unit, 3,985 Square Foot Mini-Storage Facility on 1.0± acres in the General Commercial (C-2) Zone.
 - B. Lot Line Adjustment to Merge 3 Lots Totaling 2.9± acres in the General Commercial (C-2) Zone.
 - C. Variance to Waive the Required 6-Foot Solid Masonry Wall Separating Residential from Non-Residential Uses.

LOCATION: 8647 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 18 unit mini-storage facility and merge three parcels into one 1± acre parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial Offices
1967 College Greens Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Developed with Outdoor RV storage, commercial buildings.

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family; R-1	Front		Various for all buildings
South: Nursery Greenhouses; C-2	Side(Int)		
East: Mini-Storage Warehouse; C-2	Side(St)		
West: Gas Station and Commercial; C-2	Rear		

Parking Required:	1 space for each 100 mini-storage units.
Parking Provided:	None indicated on plans.
Property Dimensions:	Irregular
Property Area:	2.9± acres
Square Footage of Building:	3,985 square feet
Height of Building:	10 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete Block
Roof Material:	Metal

002882

PROJECT BACKGROUND: On September 13, 1979, the Commission approved a Special Permit (P-8733) with conditions to establish a 85 space Recreational Vehicle Storage facility on a 1 acre parcel in the General Commercial Zone (C-2). Among the conditions of approval were that an old Pepsi Sign advertizing the drive-in restaurant be removed. It remains at the time of the field survey for this report.

A 4-foot landscaped area was to be installed between the Gas Station, now operated by Regal, and the 8-foot chainlink fence separating the gas station from the RV Storage area. In place of landscaping, the applicant placed 6" cobble rip-rap with two trees present along the 200 foot fence. Staff therefore recommends that both of the above issues be readdressed in the special permit review for a mini-storage facility.

PROJECT EVALUATION:

- A. Land Use and Zoning: The subject site is designated for Commercial and Office uses on the General Plan and General Commercial on the 1967 College Greens Community Plan. The Zoning is General Commercial C-2, which allows mini-storage warehouses subject to securing a special permit.

The applicant is also requesting a lot line adjustment to merge three developed parcels into one parcel of approximately 2.9+ acres. Existing land uses on the three parcels include an 85 space outdoor recreational vehicle storage area, a drive-in resturant, a small market with gas pumps, a butcher shop adjacent to the market and a recent addition of an automobile body shop.

Adjacent land uses include a mini-storage warehouse complex to the east; a commercial nursery across Folsom Boulevard to the south; a motel to the west; and single family residential tract of homes to the north. A six-foot solid masonry wall is required separating residential from non-residential uses.

The applicant is requesting a variance to waive a portion of the required masonry wall along the rear of the proposed 18 unit mini-storage area. The 173 feet of fence north of the automobile repair shop is proposed to be fenced by a 6-foot solid masonry wall. Presently, two gates exist in the fence which provide access to the rear yards of two single family dwellings. These gates will no longer be operable once the wall has been constructed. The mini-storage warehouse building's rear wall will be located 10 feet from the existing fence line and 15 feet from the centerline of the powerpoles. A Public Utility Easement measuring 15 feet from the powerpoles centerline runs into the subject property. In 1979, this strip of land was to be landscaped as part of the special permit requirement for the RV storage area. The area is presently overgrown with weeds and wrecked automobiles. Staff recommends that the easement be cleared and covered with gravel on asphalt the entire length of the easement adjacent to the rear property line adjacent to the mini-storage warehouse units with gates at each end for access by the Utility Company.

The applicant is also requesting a special permit to establish a mini-storage facility in the C-2 zone. In developing this structure, the applicant is also revising the layout of the RV storage area by adding a new row of parking to the east. Refer to Exhibit G, Former Site Plan, for existing layout.

B. Site Plan:

1. With the merger of three parcels into one the existing land uses will be required to be brought up to code as if one parcel. All signs on the property will be required to be reviewed for conformity to the sign ordinance as one lot. The Pepsi sign advertising the Jolly Burger is illegal and shall be removed. The A-frame signs advertising meat prices for the Mad Butcher are illegal and shall be removed. Sign copy of the Market and Mad Butcher exceed that allowed by the ordinance. Two pole signs for the market and butcher are illegal. One or both may require removal to comply with the sign ordinance.
2. Parking for the drive-in restaurant needs to be striped. Parking for the market and butcher also needs to be striped. The auto repair shop has recently been constructed with it's attendant parking recently paved and striped.
3. Access to the proposed mini-storage warehouse area is through two driveways; one to the east of the butcher and a second between the market and the gas station. The east driveway is the most practical way of assessing the RV Storage area. The 20' driveway between the market and gas station is in reality only 10 feet useable driving width which makes it a one way driveway. Staff recommends that the 10 foot useable driveway be indicated as one way. All traffic to and from the mini-storage and RV storage area is to be routed on the east driveway, with no parking indicated on the access route.
4. Landscaping in front of the parking area adjacent to the drive-in restaurant was to have been planted in 1979. Staff recommends that a planter strip 4 feet wide extend along the front property line the depth of one parking stall according to the originally approved site plan.
5. The cobble stones used for landscaping along the rear of the gas station should contain additional trees. Staff recommends that evergreen trees be planted so as to screen the chainlink fence with redwood slats which presently separates the gas station from the RV storage area.
6. A dumpster bin is presently located to the northwest of the auto repair building without being placed inside a trash enclosure. Staff recommends that a trash enclosure be constructed meeting the standards of the trash enclosure guidelines, Exhibit F, Trash

1 bin behind auto stop
4/8 BINS
behind Market & Butcher
No

002884

Enclosure Guidelines, as a condition of building permit issuance. The applicant should consider designing a trash enclosure that will serve all three users (market, butcher, auto body).

7. The criteria for establishing a mini-storage facility requires one parking space for each 100 storage spaces. The site plan shall be revised to show one parking space for users of the mini-storage facility and reserved in the RV storage area.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA Section 15303(c)).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the special permit to construct a 18 unit mini-storage warehouse facility subject to conditions and based upon findings of fact which follow.
- B. Approve the lot line adjustment to merge three parcels into one parcel by adopting the attached resolution.
- C. Approve the variance to waive a portion of the required 6-foot solid masonry wall separating residential from non-residential uses subject to conditions and based upon findings of fact.

Conditions - Special Permit

1. The 4-foot landscaped area separating the Regal Gas Station and the RV storage area shall be landscaped with additional trees, (evergreen).
2. The Public Utility Easement to the north of the proposed mini-storage facility be either paved or gravelled so to prevent weeds and that 6 foot tall gates be installed at the ends of the utility easement and storage building with sets of the keys being given to SMUD and responsible utilities using the easement.
3. The following signs shall be removed prior to issuance of building permits for the mini-storage warehouse:
 - gone* a. Pepsi sign for Jolly Burger.
 - b. Three A-frame signs for the Mad Butcher.
 - c. All window signs for the Mad Butcher.
 - d. Either the Mad Butcher or Market free standing pole signs.
4. Parking for the fastfood restaurant, market and butcher shall be restriped.

*NO SIGN
PAINTED ON
DRIVE*

- 5. The 20 foot access between the gas station and market shall be restricted to a one-way only. The site plan shall be revised to indicate a one-way only sign.
- 6. A 4-foot landscaped planter shall be constructed along the street frontage adjacent to the drive-in restaurant the depth of a parking stall as per original plans approved in 1979.
- 7. A trash enclosure shall be constructed for the auto repair facility meeting the criteria of the trash enclosure guidelines Exhibit F.
- 8. One parking space shall be provided for users of the mini-storage warehouse on the RV storage area. The space shall be marked "Reserved for Mini-Warehouse Users". It shall be shown on a revised site plan for the facility.
- 9. The applicant shall prepare a revised site plan, parking lot layout plan for all property, landscape and irrigation plans and signage location plan for review and approval by the Planning Director prior to issuance of buliding permits.
- 10. The block material of the structure shall be a textured block with earth tone color.

NO

?

*UNPAINTED
GREY-PIST*

Conditions - Variance

- 1. A six-foot high solid masonry block wall shall be constructed on the 173± feet of property line north of the auto repair shop building (see Exhibit C).

Findings of Fact - Special Permit

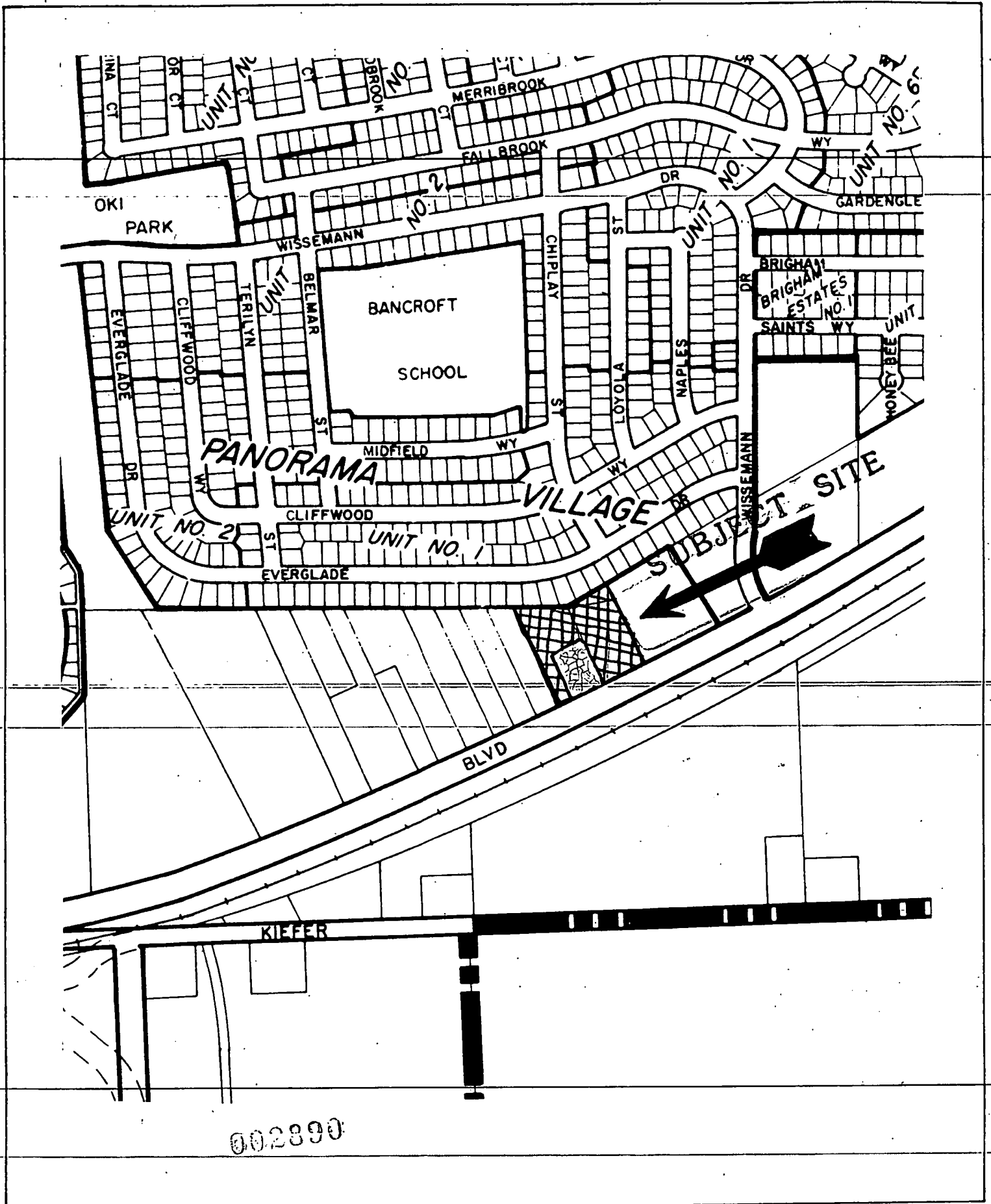
- 1. The proposed project, as conditioned is based upon sound principles of land use in that:
 - a. Access to the RV storage area will be clarified.
 - b. Adequate landscaping and screening will be provided.
 - c. The land use is compatible with surrounding uses which include mini-storage, gas station and motel.
 - d. The residential area will be buffered from the commercial activity by a combination of solid masonry wall and rear wall of mini-storage facility.
- 2. The proposed project, as conditioned, is not detrimental to the public welfare and safety or surrounding properties in that:
 - a. Buffering is provided adjacent to the residential uses to the north.

- b. Adequate on-site parking is provided.
 - c. Internal on-site circulation will be improved.
 - d. Illegal signs will be removed thereby reducing the visual clutter on-site.
3. The proposal is consistent with the General Plan and Community Plan in that both plans designate the site for commercial uses.

Findings of Fact - Variance

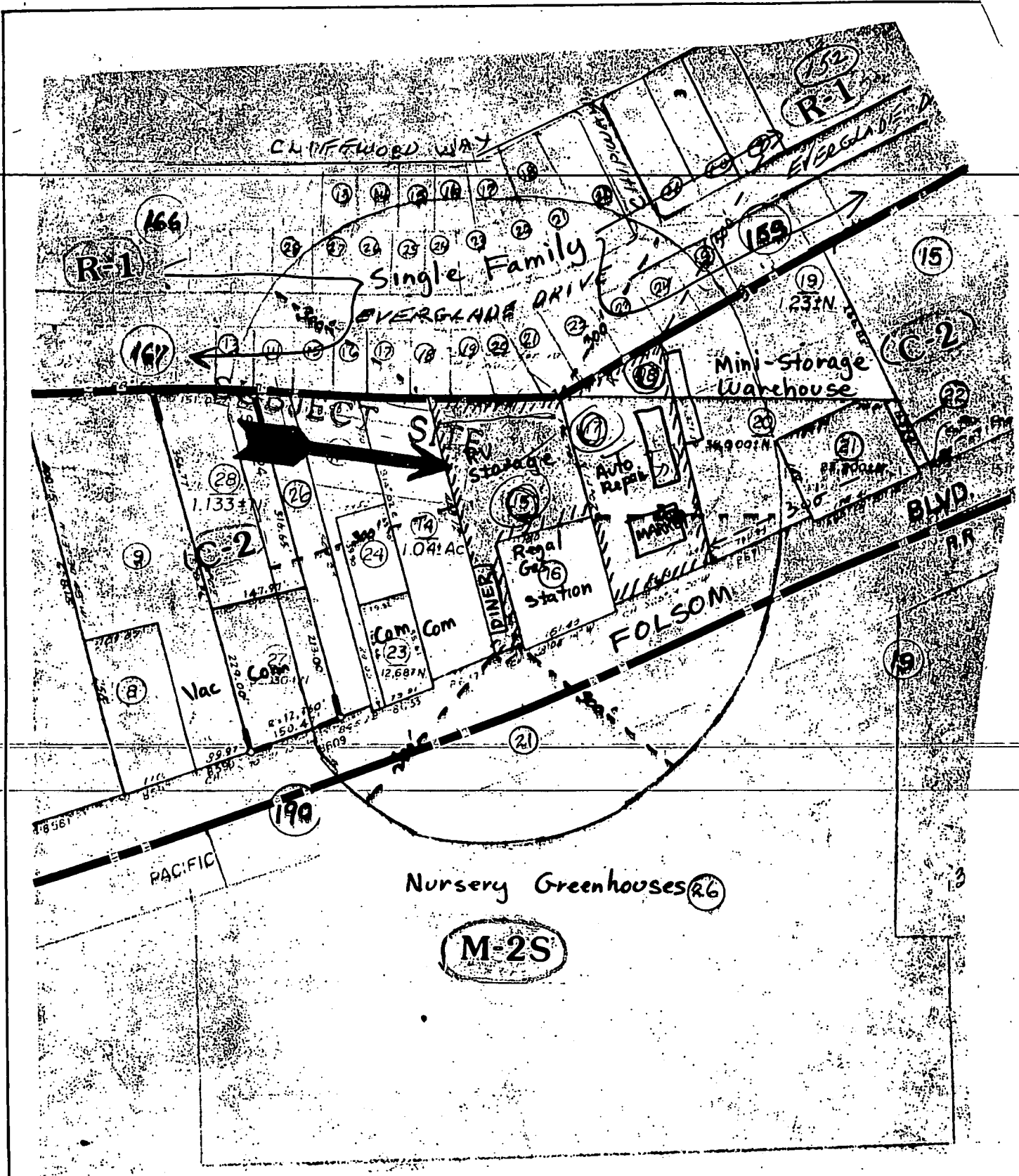
1. Granting of the variance does not constitute a privilege extended on individual applicant in that other individuals facing similar circumstances would be accorded like consideration.
2. Granting the request does not constitute a use variance in that the effectiveness of the rear block wall of the mini-storage building provides the similar effectiveness a masonry block wall placed on the property line would accomplish.
3. Granting the variance will not be detrimental to public welfare nor to property in the vicinity in that:
 - a. The Public Utility Easement will be paved or asphalted so that weeds do not accumulate and that 6' high gates will be placed at both ends of the easement to prevent buildup of refuse on the easement.
 - b. The 6-foot solid masonry wall will be constructed for 173⁺ feet where the warehouse facility does not provide a wall.
4. Granting the variance is consistent with the General Plan and Community Plan which designate the site for commercial uses.

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VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

LONG LEGAL DESCRIPTION FOR 07801800150000

POR NW 1/4 SEC 13 T 8N R 5E M D B & M DES AS BEG
 AT MOST SLY COR LOT 13 PANORAMA VILLAGE UNIT NO
 1 TH N 88°25'20" W 205.89 FT TH S 14°02' E 428.1
 2 FT TO A PT ON N LINE FOLSOM BLVD TH NELY ALG S
 D N LINE FOLSOM BLVD ALG A CURVE WHICH BEARS N 7
 0°21'10" E 30 FT M/L TO A PT TH CONTINUING ALG A
 CURVE TO RIGHT N 68°08'14" E 16.06 FT TH N 14°3
 0'40" W 170.80 FT TH N 75°29'20" E 150 FT TH N 1
 4°02' W 196.75 FT TO P O B CONTG 1.254 AC M/L EX
 C POR DEEDED TO CO R/W IN BK 5226/457 O R FORM P
 AR 054-160-13

LONG LEGAL DESCRIPTION FOR 07801800170000

POR OF N W 1/4 SEC 13 T 8N R 5E M D B & M BEG AT
 A COR IN THE S LINE OF LOT 13 OF PANORAMA VILLAG
 E NO 1 S 88°25'20" E 31.22 FT FROM THE S W COR T
 H FROM P O B S 14°30'41" E 346.12 FT TO NW R/W L
 INE OF FOLSOM BLVD TH ON CURVE TO L RAD OF 6960
 FT CHORD N 65°56'06" E 154.91 FT TH ON CURVE TO
 L RAD OF 26,280.00 FT CHORD N 65°17'01" E 12.42
 FT TH N 14° 30'40" W TO A PT LOC S 88°54' E FROM
 P O B TH N 88°54' W TO P O B

LONG LEGAL DESCRIPTION FOR 07801800180000

POR OF N W 1/4 SEC 13 T 8N R 5E M D B & M BEG AT
 A COR IN THE S LINE OF LOT 13 OF PANORAMA VILLAG
 E NO 1 S 88°25'20" E 31.22 FT FROM THE SW COR TH
 FROM P O B N 55°37' E 109.54 FT TH N 61°03'40"
 E 64 FT TH S 14°30'40" E TO A PT S 88°54' E FROM
 P O B TH N 88°54' W TO P O B FORM PAR N/A

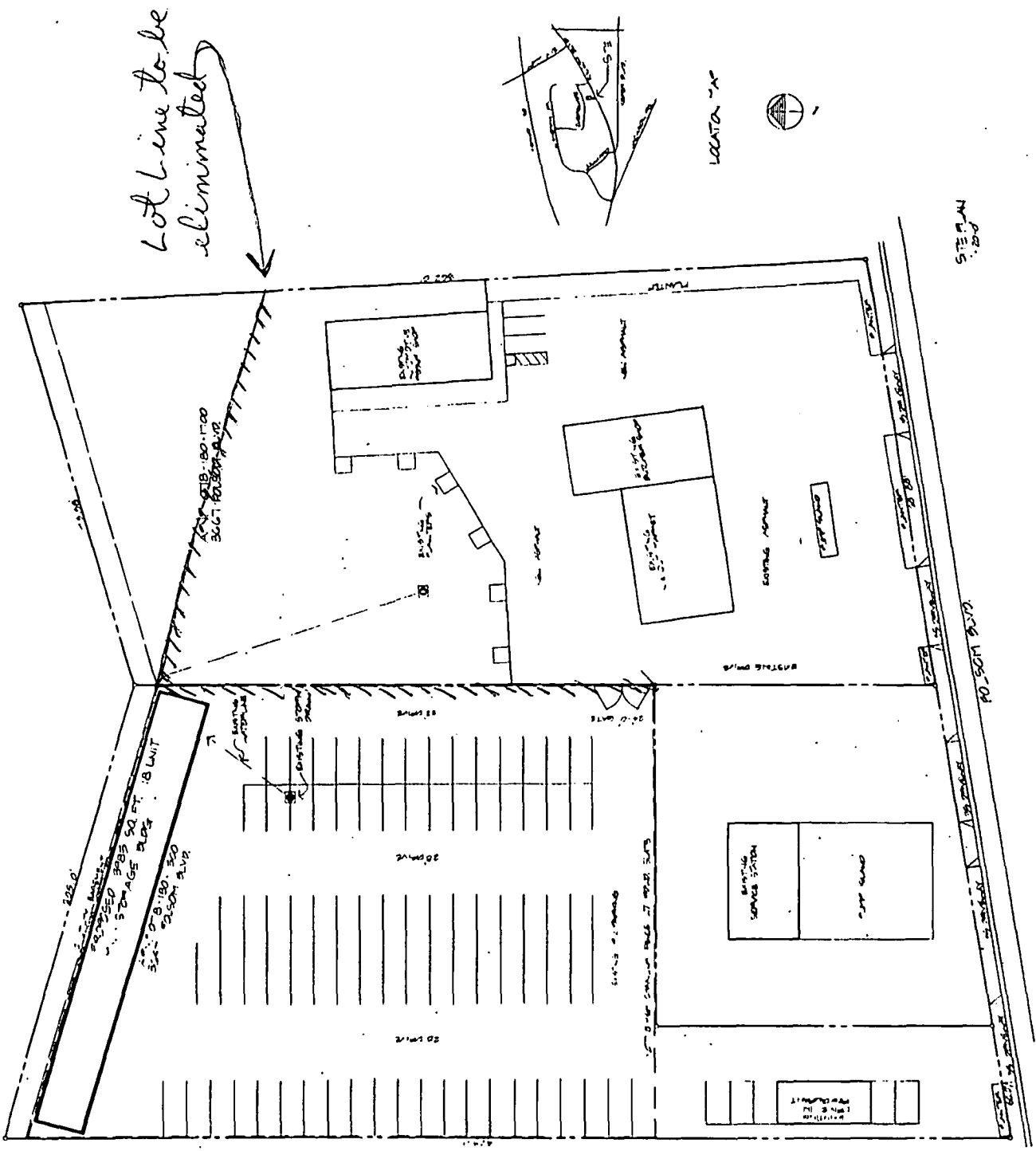
EXHIBIT "A"

BOOK 68-01-18 PAGE 36

All that portion of the Northwest one-quarter of Section 13, Township
 8 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the south boundary of Panorama Village Unit
 No. 1, the official plat of which is recorded in the office of the
 Recorder of Sacramento County in Book 61 of Maps, Map No. 9, said
 point marking the northwesterly corner of that certain 2.96 acre tract
 of land shown and so designated on that certain Record of Survey en-
 titled "Property of H. J. Prickett located in NW 1/4, Section 13, T.8N.,
 R.5E.", recorded in the office of said Recorder in Book 4 of Surveys,
 Map No. 62; thence from said point of beginning North 55°37' East 109.54
 feet and North 61°03'40" East 64.00 feet along the South boundary of
 said Panorama Village Unit No. 1; thence South 14°30'40" East 371.38
 feet to a point on the northerly right of way line of the State High-
 way from Sacramento to Folsom as shown on said Record of Survey; thence
 westerly, along the northerly right of way line of said State Highway,
 curving to the right on an arc of 26,280.00 feet radius, said arc being
 subtended by a chord bearing South 65°17'01" West 12.42 feet and curving
 to the right on an arc of 6960.00 feet radius, said arc being subtended
 by a chord bearing South 65°56'06" West 154.91 feet to the Southwesterly
 corner of said 2.96 acre tract of land; thence North 14°30'40" West
 346.12 feet along the westerly line of said 2.96 acre tract of land
 to the point of beginning.

002865



Lot line to be eliminated

LOCATION "A"



NO. 15

RD. 1500 BLDG

20' WIDE
EXISTING SIDEWALK
30 FT. WIDE
NEW DRIVE
NEW SIDEWALK

002892

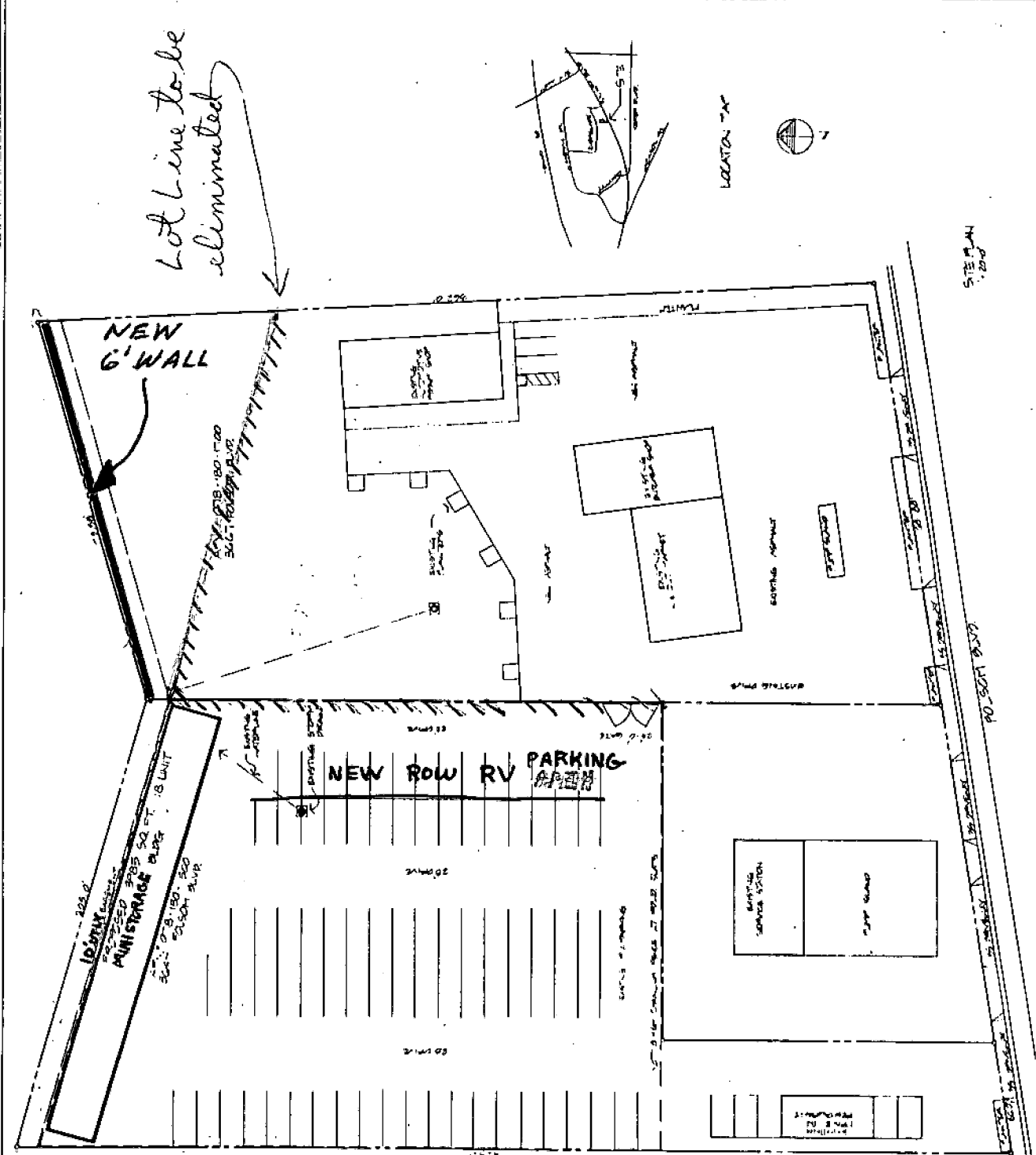
EXHIBIT C SITE PLAN

DATE CONTAINS

DATE

DATE

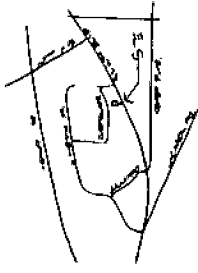
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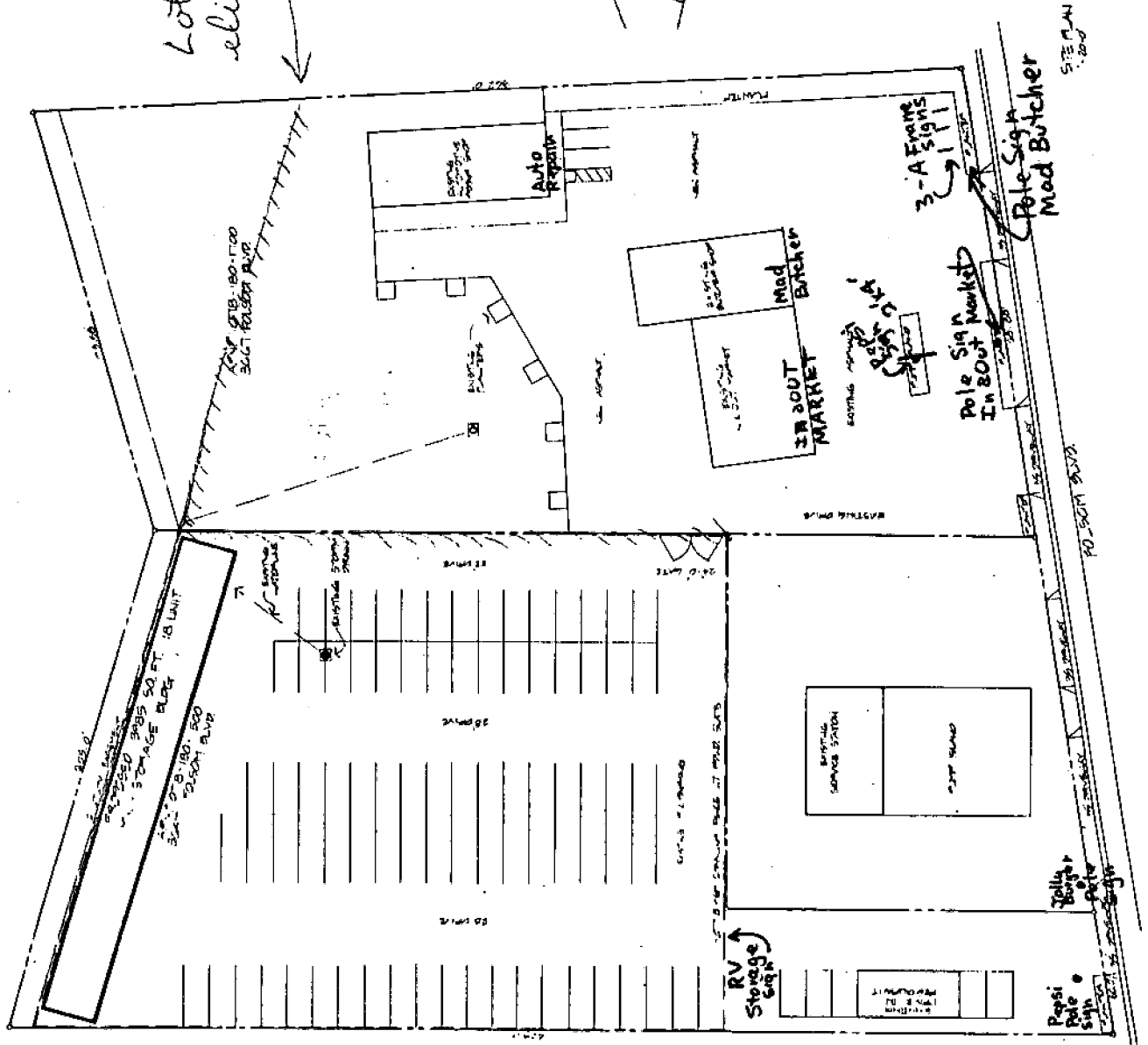
002891

EXHIBIT D SIGN LOCATIONS

Lot line to be eliminated



LOCATION "A"

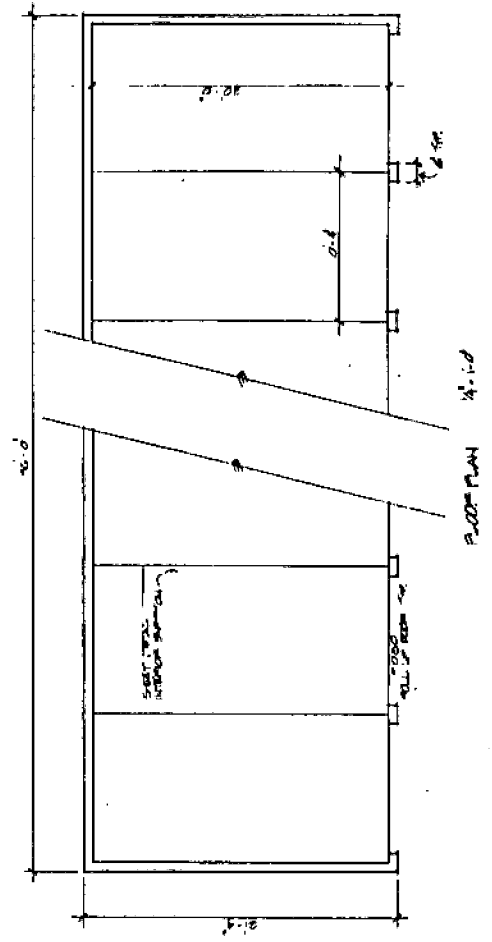
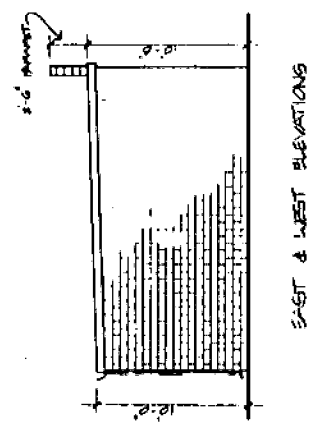
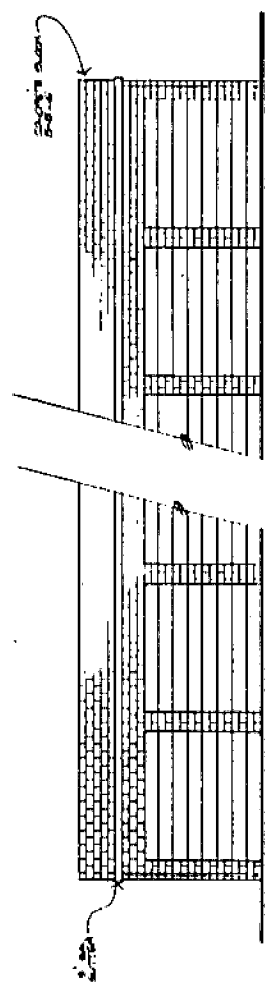
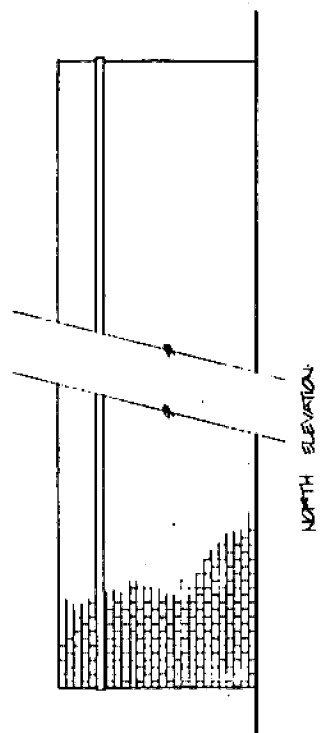


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EXHIBIT E ELEVATIONS

SHEET NO. 2

2



002894

TRASH ENCLOSURE GUIDELINES

1. 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).
2. 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.
- ~~3.~~ The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

002889

CORRECTED 10-26-79
STAFF REPORT AMENDED 9-13-79
CITY PLANNING COMMISSION

File P-85-348
history

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bevley & Lorraine Arnold, P.O., B. AC, Truckee, CA 95734			
OWNER	Bevley & Lorraine Arnold, P.O., B. AC, Truckee, CA 95734			
PLANS BY				
FILING DATE	8/6/79	50 DAY CPC ACTION DATE		REPORT BY: RL:bw
NEGATIVE DEC.	8/31/79	EIR		ASSESSOR'S PCL. NO. 078-180-15

APPLICATION: 1) Environmental Determination
2) Special Permit to develop an 85-space RV storage facility on 1+ acre in the General Commercial C-2 zone

LOCATION: 8647 Folsom Boulevard

PROJECT INFORMATION

General Plan Designation:	Commercial and offices
1967 College Greens Community Plan Designation:	General Commercial
Zoning of Site:	C-2
Use of Site:	Drive-in Restaurant and vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Service Station (east of drive-in in front of vacant restaurant); C-2
East:	Convenience market and butcher shop; C-2
West:	(Stardust) Motel; C-2

Number of RV parking stalls:	85 total
Stall sizes: 10 x 20:	(45 stalls)
10 x 28:	(40 stalls)

STAFF EVALUATION: The subject site is a flag-shaped lot which has approximately 50 feet frontage along Folsom Boulevard. It is presently developed with a drive-in restaurant on the front portion of the lot as illustrated by the site plan. The rear portion of the site is presently vacant and the applicant is proposing to develop a RV storage facility on this portion. Access to the facility is proposed from a 20-foot driveway on the adjacent property to the east which is also owned by the applicant.

Staff considers the RV storage use to be appropriate for the site providing there are proper considerations for aesthetics, access, and buffering of adjacent single family structures.

Staff suggests the following in order to help improve the overall development:

1. A 15-foot utility easement is indicated at the rear of the site adjacent to the northerly property line. Staff suggests that this area be landscaped with trees and shrubs in order to provide a buffer to the adjacent single family dwellings.

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2. The site plan indicates a chainlink fence that will run behind the service station and drive-in restaurant. The chainlink fence will not screen the RV vehicles from the view along Folsom Boulevard. Staff suggests that an eight-foot masonry type wall be required in front of the RV storage area. This height is necessary due to the height of typical recreation vehicles. Also, a minimum four-foot landscaping strip should be provided in front of the wall.
3. The proposed 20-foot driveway does not appear to line up with any existing curb cuts along Folsom Boulevard. Staff suggests that a curb cut be provided for the driveway.
4. A motel is located on the adjacent property to the west and the site plan has no indication of any fence or wall along this property line. Staff suggests that a masonry wall be provided along this property line in order to help screen the RV sotrage area from the motel site.
5. The drive-in restaurant is developed with a parking area adjacent to Folsom Boulevard, and there is no landscaping provided adjacent to the street right-of-way. Staff suggests that landscaping be provided from the sidewalk to the first parking stall.
6. There are presently two identification signs for the drive-in restaurant. The Zoning Ordinance only permits one detached sign. It appears that a new sign was recently constructed and the old sign was never removed. Staff suggests that the old "Pepsi" sign be removed.

STAFF RECOMMENDATION: Staff recommends ratification of the Negative Declaration and approval of the requested special permit subject to conditions and based on findings of fact which follow:

Conditions:

1. The 15-foot utility easement located adjacent to the northerly property line be landscaped with trees and shrubs.
2. A masonry-type wall, eight feet in height, shall be provided in front of the RV storage area as indicated by Exhibit "A", and a minimum four-foot landscaping strip shall be provided in front of the wall. *(CPC amended to "Chain-link fencing with redwood slats, 8'in...)(CPC added trees shall be planted 15' apart with an irrigation system.)*
3. A manonry wall shall be provided along the westerly property line. *(CPC amended to "Chain-link fencing shall be provided. . .")*
4. A detailed landscaping and irrigation plan shall be submitted to staff for review and approval prior to issuance of a parking facility permit.
5. The 20-foot access drive shall be marked.
6. Landscaping shall be provided for the parking area adjacent to Folsom Boulevard. It shall be provided from the sidewalk to the first parking stall.
7. The detached "Pepsi" sign shall be removed.

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Findings of Fact:

1. The proposal is based on sound principles of land use in that;
 - a. adequate landscaping is being provided to buffer the use from adjacent single family dwellings;
 - b. a masonry wall is being provided to help screen the RV area from Folsom Boulevard, *(amended to... "chain-link fencing with redwood slats is being provided"...)*
2. The proposed project will not adversely affect adjacent property owners in that the proposed project, if adequately buffered, is compatible to surrounding land uses.
3. The proposal is consistent with the General Plan and Community Plan in that both plans designate the site for commercial uses.

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