

Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Plan Review for a proposed transmission repair shop  
in the C-2-R zone (P-8128)

BACKGROUND

This item was continued from the April 11, 1978 Planning Commission meeting. This matter was continued because the original site plan did not indicate sufficient off-street parking. Please refer to the original staff report for additional project facts.

STAFF EVALUATION

The staff has the following concerns on this project:

1. The project was sent to the California Division of Highways for their review. In a letter from CalTrans, they stated that this proposed development does not interfere with the future CalTrans projects in the area.
2. In reviewing the existing and the proposed building plans, the following number of parking stalls are required:

<u>Type of Building</u>	<u>Square Footage</u>	<u>Required Parking Spaces</u>
a. Existing Roller Rink	14,918 sq. ft.	149.21 spaces
b. Existing Commercial Building	10,000 sq. ft.	20.00 spaces
c. Proposed Building	5,350 sq. ft.	<u>10.79</u> spaces 180.00 spaces

According to the recently revised site plan, the applicant now proposes 196 parking stalls.

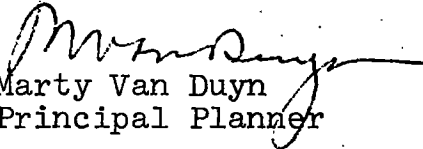
3. According to the submitted site plan, landscaping is provided in various areas around the proposed building. No landscaping has been indicated on the frontage of Massie Court and between the parking lots of the subject site and the property to the south. The Zoning Ordinance requires a four-foot landscaped planter in parking lots on all street frontages.

STAFF RECOMMENDATION

The staff recommends:

1. The Negative Declaration be ratified.
2. The site plan review be approved subject to the following conditions:
  - a. All storage and repair of vehicles shall be conducted inside the enclosed building;
  - b. The applicant construct all parking facilities to City standards;
  - c. The applicant shall construct all facilities as shown on the submitted plan; in additon to;
  - d. The applicant shall provide and maintain a four-foot landscaped area with an irrigation system along the frontage of Massie Court and between the parking lots of the subject site and the property to the south (Racketball Club). (Please note staff's addition to site plan.)

Respectfully submitted,

  
Marty Van Duyn  
Principal Planner

MVD:jm