

CITY PLANNING COMMISSION

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

APPLICANT	Holt Hinshaw, A.I.A., 1519 Grant Avenue, San Francisco, CA 94133		
OWNER	Triple 'S' Federal Credit Union, 800 Capitol Mall, Rm. 4013, Sacto., CA 95814		
PLANS BY			
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: JIT:dw	
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO. 078-022-2400	

APPLICATION: Planning Director's Variance to waive the solid six-foot high masonry wall on the north property line with chain-link fence with colored screening (green)

LOCATION: 3111/3113 Wisseman Drive

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
 1967 College Greens Community Plan Designation: General Commercial
 Existing Zoning of Site: C-2

Surrounding Land Use and Zoning:

North: Church parking lot; R-1
 South: Commercial (Credit Union); C-2
 East: Commercial (Misc.); C-2
 West: Commercial (Misc.); C-2

Parking Required: 37 spaces
 Parking Provided: 41 spaces
 Property Dimensions: 182.5' x 481.5' (2.01 acre)
 Property Area: 87,873.7 Square Feet
 Square Footage of Building: 7,500
 Building Height: 22 feet
 Building Coverage: 10%
 Exterior Building Colors: Brown/Green
 Exterior Building Materials: Brick/Glass/Composition shingles
 Topography: Flat
 Street Improvements: Existing
 Utilities: Available to site

BACKGROUND INFORMATION/STAFF EVALUATION: The applicant proposes to construct a 7,500 square foot new office building (Safeway/Triple's Federal Credit Union) on a 2.0 ± acre site located in the C-2 zone. The site abuts the church parking lot on the north. The church parking lot is zoned R-1 (Single Family).

The fence ordinance (Ord. No. 4304) specifies that a six-foot high solid masonry wall is required when a new commercial project adjoins either a residential zone or a parcel developed with residential uses. Said wall, however, shall not extend into any required front setback area, nor beyond the required setbacks of the abutting residential zone or use (See Exhibit A).

001471

The applicant is requesting a Planning Director's Variance to waive the solid six-foot high masonry wall requirement along the north property line and replace with chain-link fence inserts with forest green fabric screening material for privacy. The staff supports the applicant's request since the subject site abuts the church parking lot. Therefore, a six-foot high solid masonry wall to buffer the noise is not necessary. Staff has no objection to this request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: It is recommended that the variance request be approved based on the following findings of fact:

Findings of Fact

1. The variance to waive the solid six-foot high masonry wall requirement to be replaced with chain-link fence inserts with forest green fabric screening materials does not constitute a special privilege extended to one property owner in that the subject site abuts the church parking lot.
2. The project will not be injurious to the public welfare and surrounding properties in that the subject site and nearest residential properties are physically separated by the church parking lot and a distance of more than 560 feet.
3. The project is compatible with the 1974 General Plan and the 1967 College Greens Community Plan which designates the site for commercial uses.

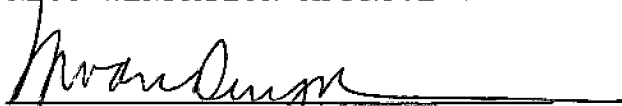
REPORT PREPARED BY:


James I. Tanimoto, Assistant
Planner

Added Conditions:

1. The proposed fence in the front 25-foot setback area shall be reduced to three feet in height or be eliminated.
2. The applicant shall plant climbing evergreen vines along the proposed fence on the northerly property line.

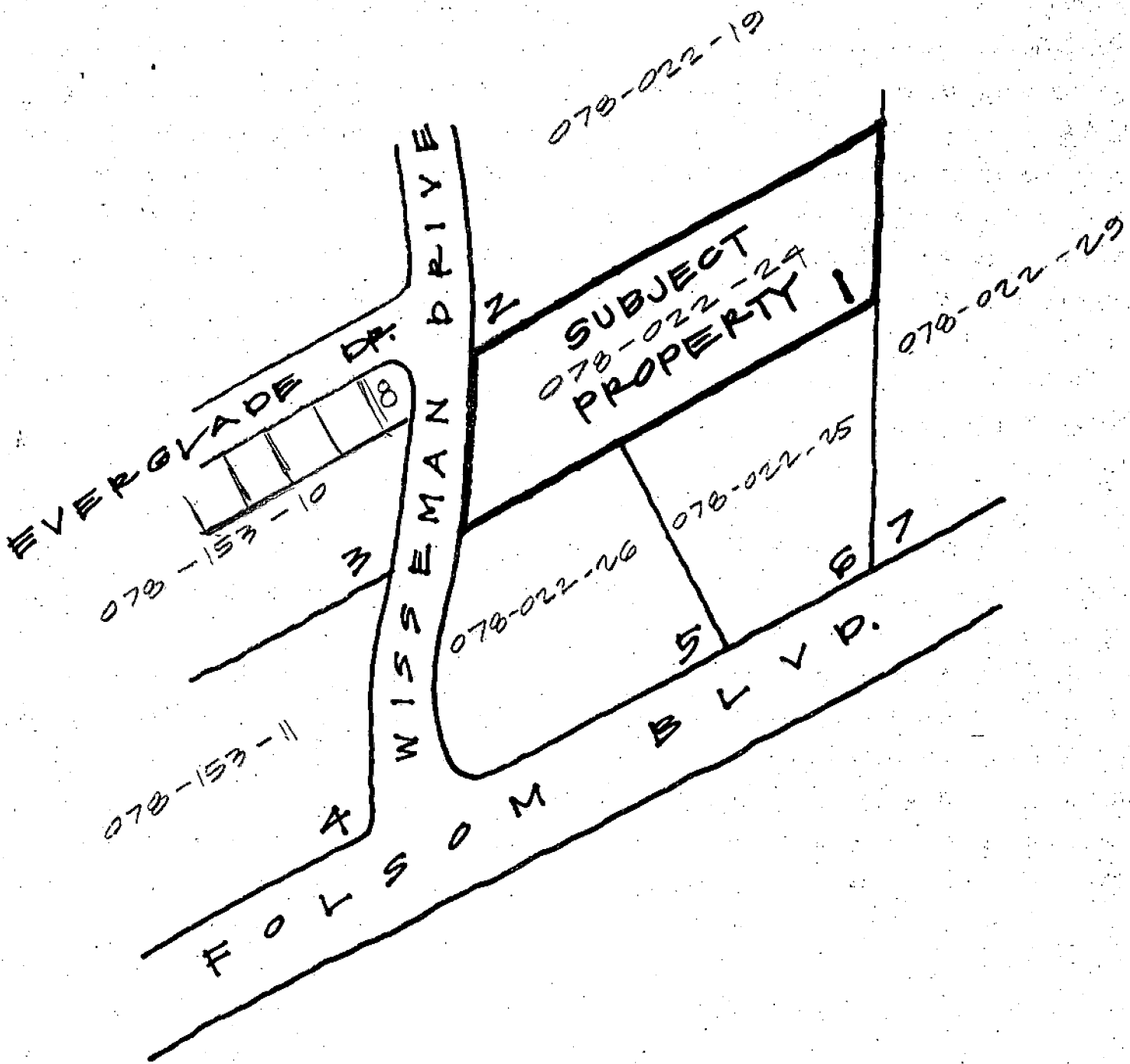
RECOMMENDATION APPROVED:


Marty Van Duyn, Planning
Director

JIT:bw
Attachments

P82-119

001472



MAP OF ASSESSOR'S
PARCEL NOS.

001473

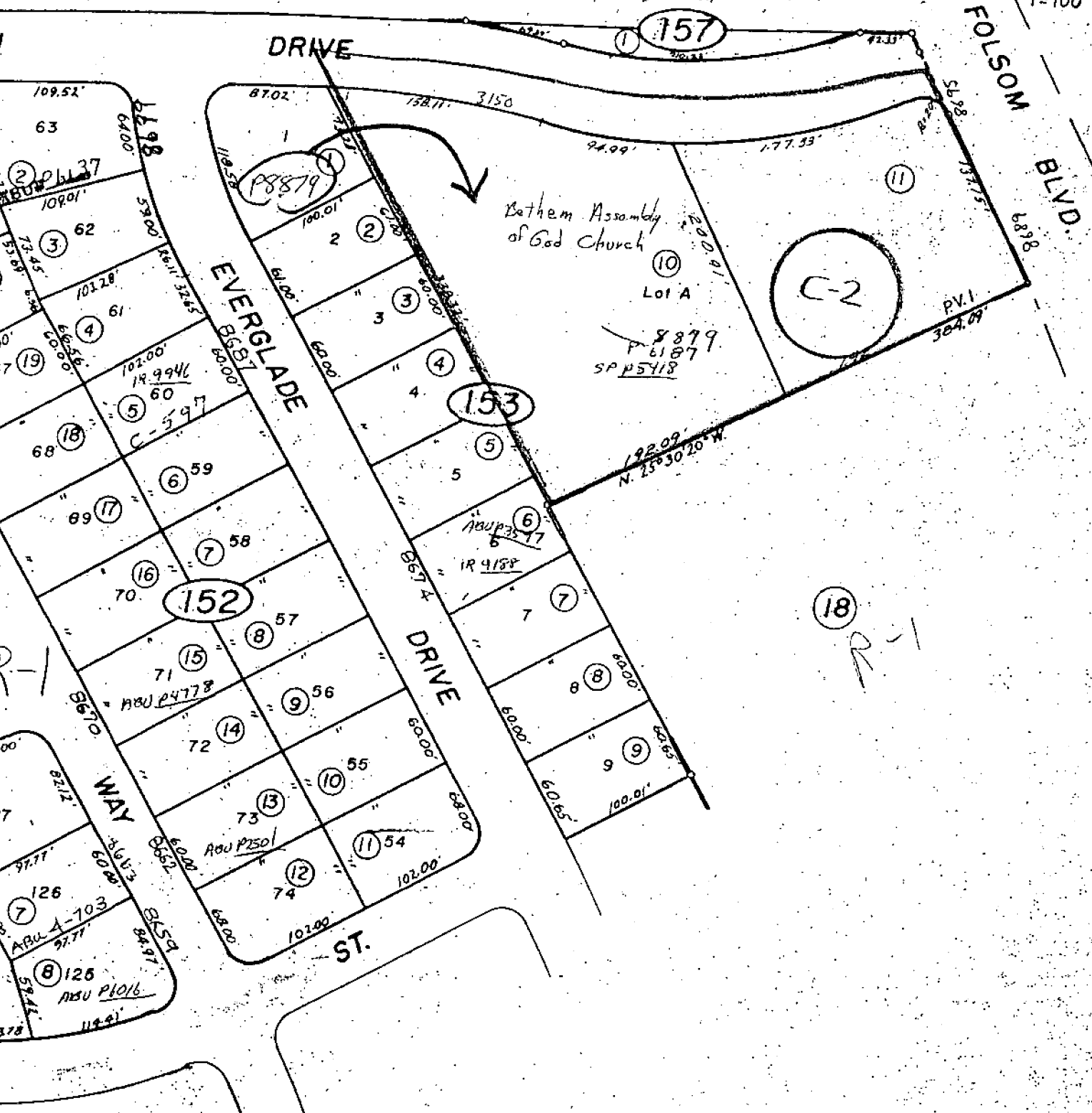
APRIL 26 '02
HOLT HINSHAW
ARCHITECTURE & DESIGN
STUDIOH
1519 GRANT AVENUE
SAN FRANCISCO, CA 94133

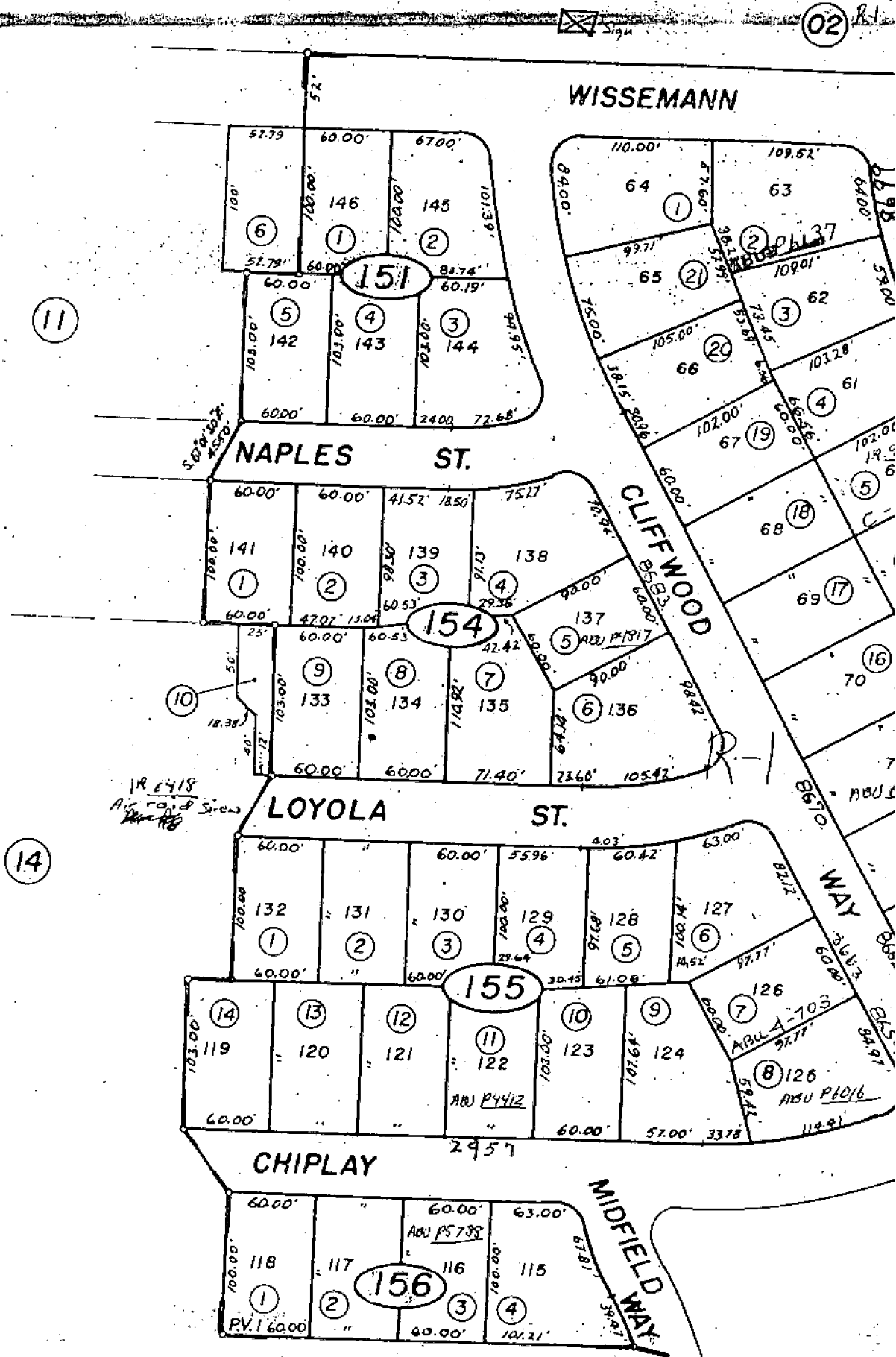
SAFEWAY / TRIPLE'S F.C.U.'S
3111 / 3113 WISSEMAN DRIVE SACRAMENTO CA.

02 R-1

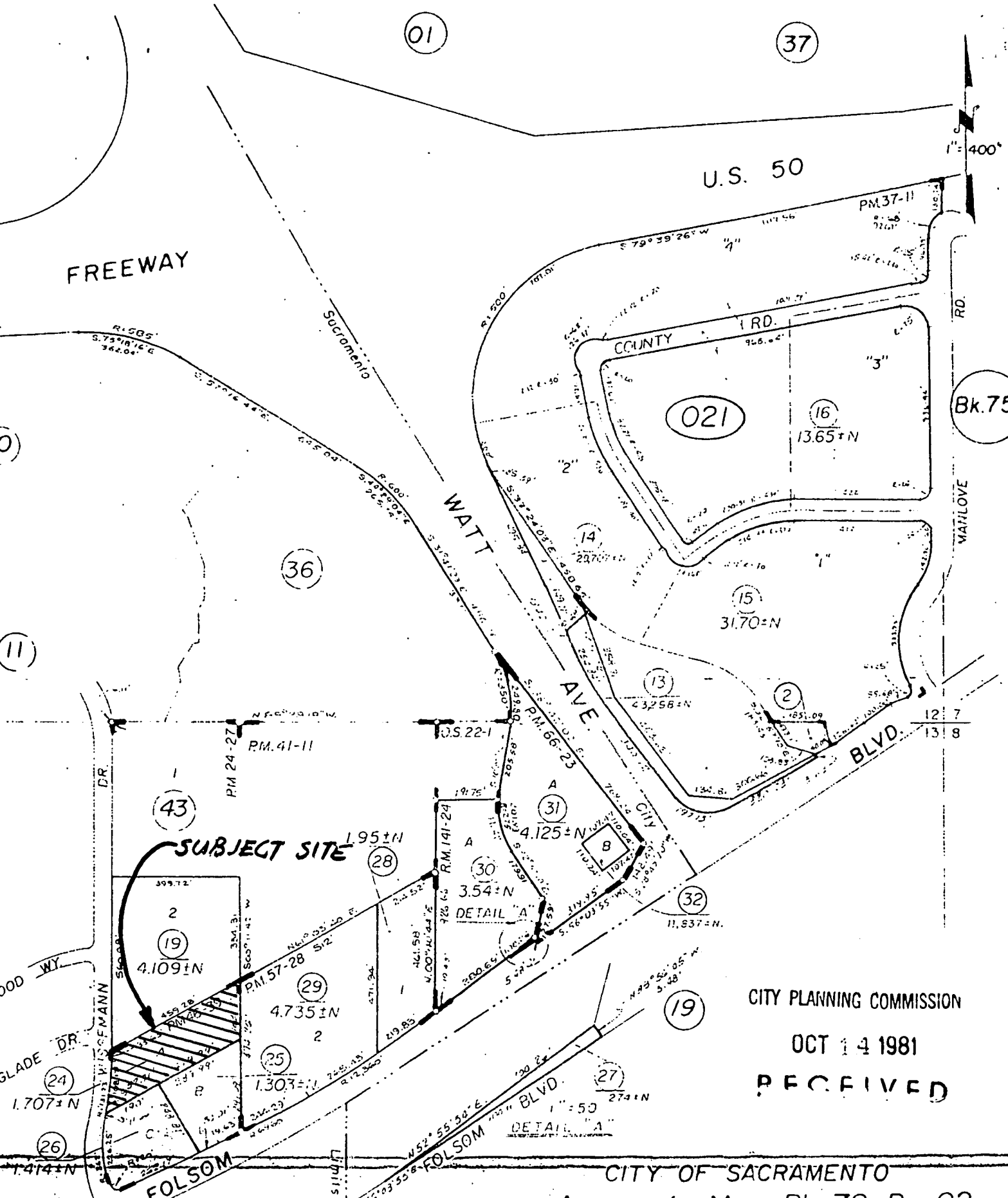
C-2 350' deep between
Wissinger and Watt

1"=100'



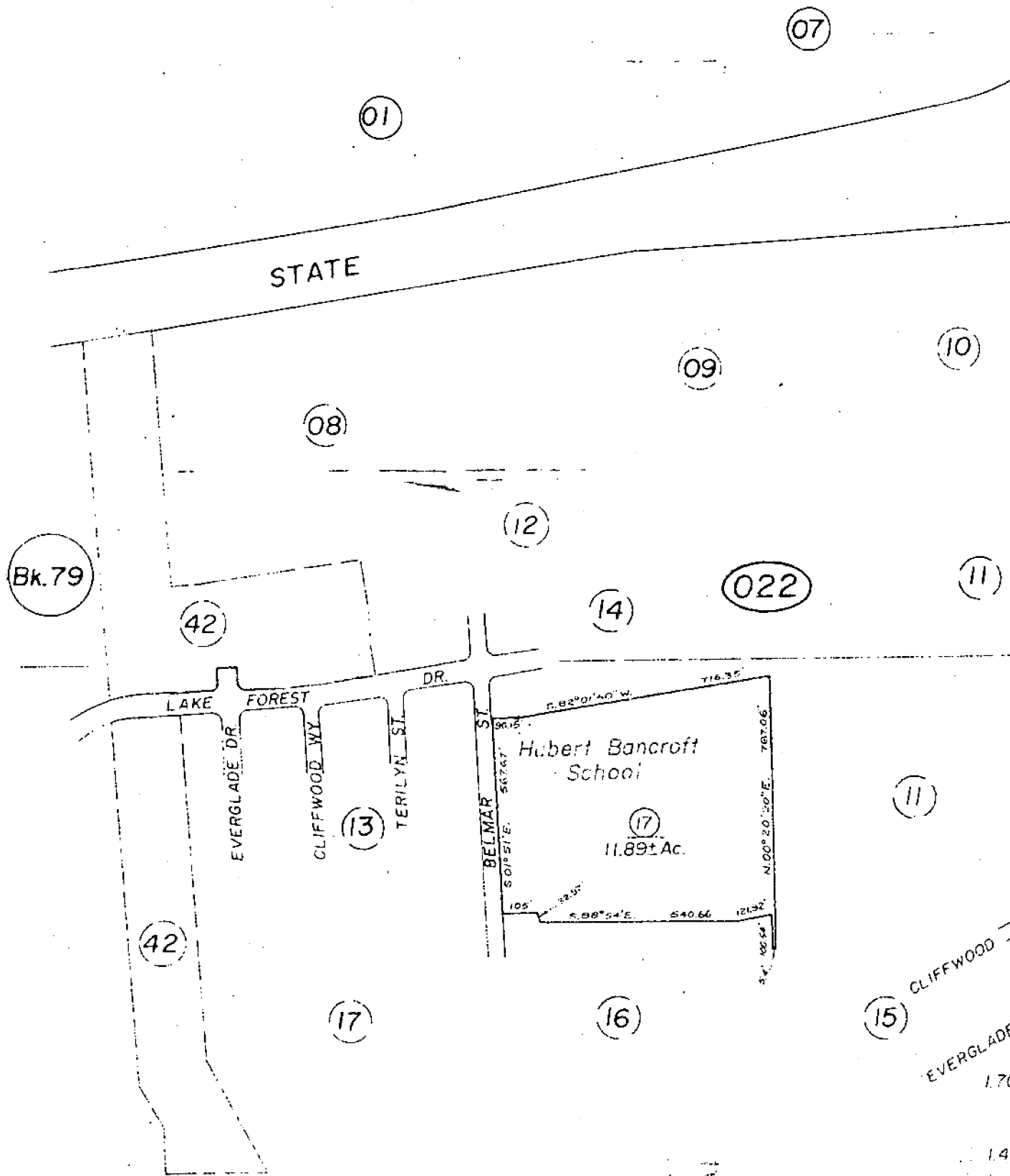


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CITY PLANNING COMMISSION
 OCT 14 1981
 RECEIVED

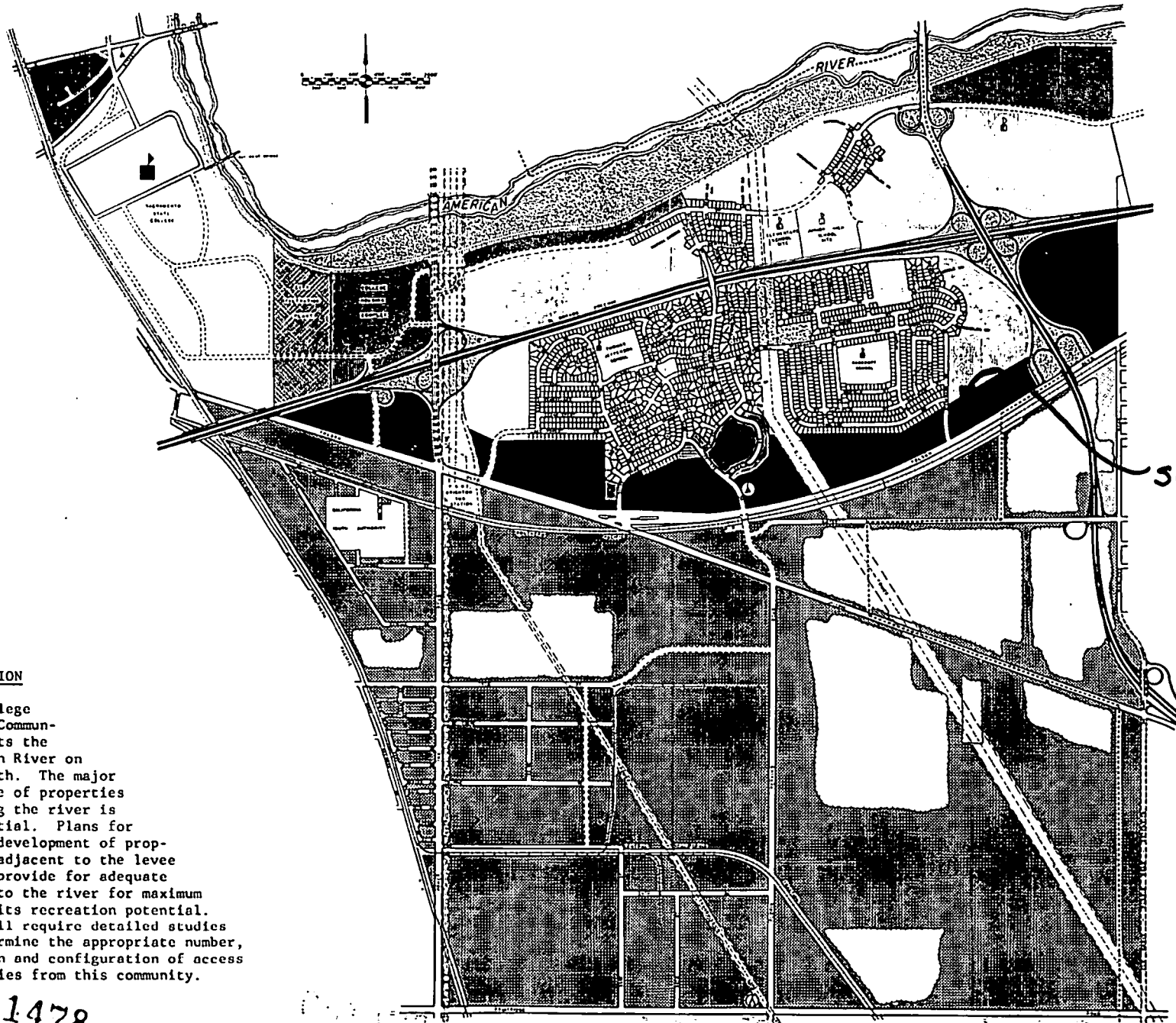
001476















001477

Official Survey, O.S. Bk. 22, Pg. 1 (5-13-64)
 Por. Brigham Estates Unit No. 3 And Lot A, R.M. Bk. 141, Pg. 24 (8-13-64)

COLLEGE GREENS COMMUNITY PLAN



-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FAMILY
-  MEDIUM DENSITY MULTIPLE FAMILY
-  PUBLIC SERVICE FACILITY
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  PARK OR OPEN SPACE
-  EXISTING SCHOOL
-  PROPOSED SCHOOL
-  EXISTING FIRE STATION
-  PROPOSED FIRE STATION
-  GRAVEL PIT

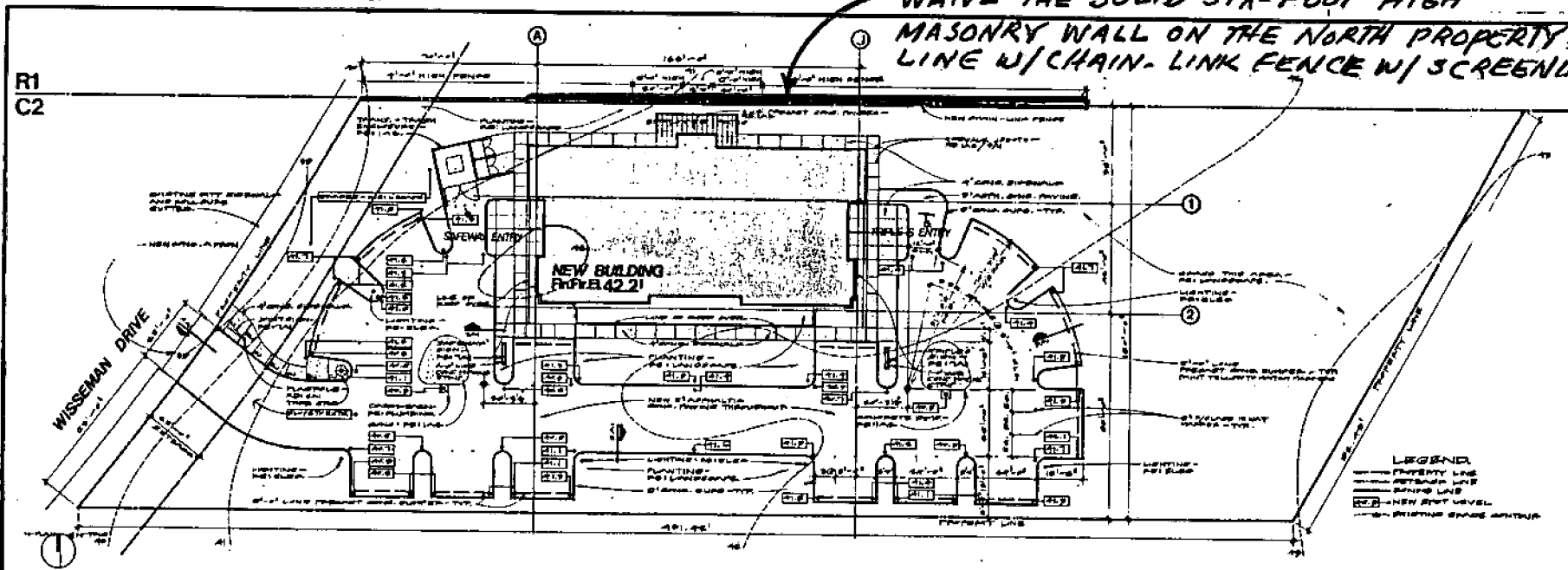
SUBJECT SITE

RECREATION

The College Greens Community abuts the American River on the north. The major land use of properties abutting the river is residential. Plans for future development of properties adjacent to the levee should provide for adequate access to the river for maximum use of its recreation potential. This will require detailed studies to determine the appropriate number, location and configuration of access facilities from this community.

001478

WAIVE THE SOLID SIX-FOOT HIGH MASONRY WALL ON THE NORTH PROPERTY LINE W/ CHAIN-LINK FENCE W/ SCREENING



HOLT HINSHAW

REGISTERED PROFESSIONAL ARCHITECT

NO. 10111

STATE OF CALIFORNIA

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

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2012

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2014

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2016

2017

2018

2019

2020

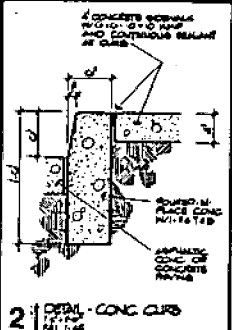
2021

2022

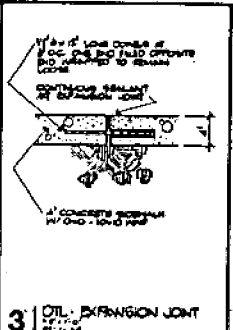
2023

2024

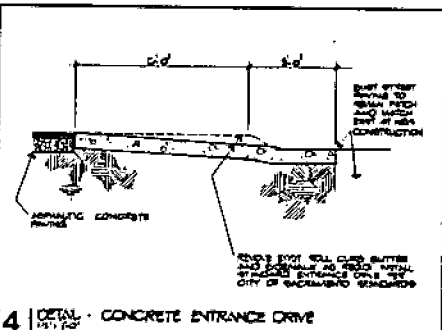
1 SITE PLAN



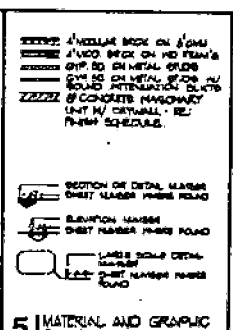
2 DETAIL - LONG CURB



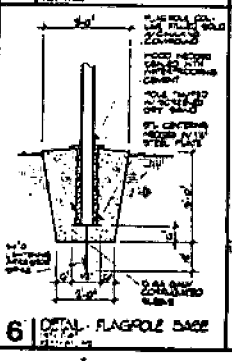
3 DETAIL - EXPANSION JOINT



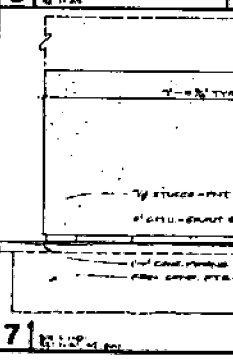
4 DETAIL - CONCRETE ENTRANCE DRIVE



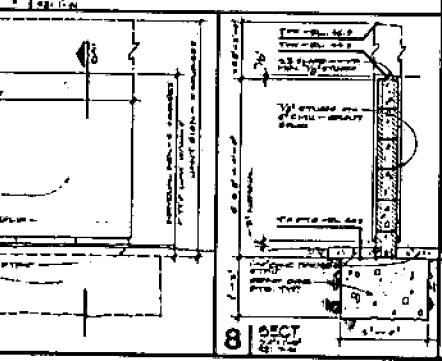
5 MATERIAL AND GRAPHIC SYMBOLS



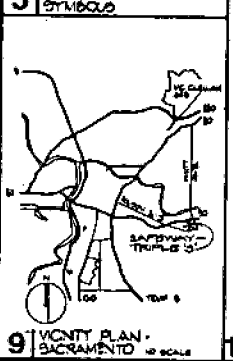
6 DETAIL - FLAGPOLE BASE



7 [Blank diagram area]



8 [Blank diagram area]



9 VICINITY PLAN - SACRAMENTO

ALL NEW CONCRETE CURBS, UTILITY COVERS AND DRIVEWAY CURBS SHALL BE Laid AND REINFORCED BY THE CITY OF SACRAMENTO OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND COORDINATE ALL PERMITS FROM SACRAMENTO CITY DEPARTMENT.

ALL UTILITY LOCATIONS TO BE SHOWN AT PROPERTY LINE, SEWERAGE AND WATER MAINS, NOTES ATTACHED.

TYPE OF UTILITY FROM LOT 4 CONTRACT TO BE COORDINATED BY THE CONTRACTOR.

ALL PLAN DIMENSIONS AND SPACING SHALL BE TO FACE UNLESS NOTED OTHERWISE.

FINISHED FLOOR ELEVATION SHOWN TO TOP OF CONCRETE SLAB.

ALL STRUCTURE AND ELEVATION SHALL BE AT 10' AS UNLESS NOTED OR DETAIL OTHERWISE.

ALL STRUCTURE FOUNDATION SHALL HAVE 6\"/>

ABBREVIATIONS

ALUMINUM	ALU	WOOD PANEL	WP	STUCCO	STU
BRICK	BRK	CONCRETE	CON	ASPH/FLT	ASF
GLASS	GLS	CEMENT	CEM	GRAVEL	GRA
CONCRETE	CON	INSULATION	INS	PAVEMENT	PAV
CONTINUOUS	CON	ROOFING	ROF	FINISH	FIN
GLASS	GLS	SYSTEM DETAIL - SPA	SPA	FLORIC	FLR

BENCHMARK:
STANDARD BRASS TABLE STAMPED 'USA & 22 20 4-992' (202) LOCATED 3' TOP OF WEST END OF CONCRETE SUPPORT 8'-10\"/>

LEGAL DESCRIPTION OF PROPERTY:
THE NORTHWEST CORNER QUARTER 4, BEING A PORTION OF THE VICTORY OF THE QUARTER AND THE NORTHWEST CORNER QUARTER OF SECTION 16, TOWNSHIP 12N, RANGE 12E, S&T 4-992, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING MORE OR LESS THE SAME AS SHOWN ON THE RECORD MAP, COUNTY RECORD, 104 ACRES 4 1/2.

THE SHOWN DIMENSIONS HAVE BEEN REVIEWED BY THE ARCHITECT AND THE OWNER SUBJECT TO ANY REGULATIONS SUBSTANTIALLY WITH THESE REGULATIONS.

10 GENERAL NOTES

- Architectural**
- 01 SITE PLAN - DETAILS
 - 02 FOUND PLAN - PLAN
 - 03 1ST FLOOR - CEILING PLAN
 - 04 1ST FLOOR - PLAN
 - 05 SLAB THICKNESS / SUBSECTION
 - 06 EXHAUSTIVE / SUBSECTION
 - 07 WALL SECTIONS
 - 08 SCHEDULES
 - 09 MISCELLANEOUS DETAILS
 - 10 MISCELLANEOUS DETAILS
 - 11 MISCELLANEOUS DETAILS
 - 12 MISCELLANEOUS DETAILS
- Structural**
- 01 MISCELLANEOUS NOTES
 - 02 FOUNDATION PLAN - DETAILS
 - 03 1ST FLOOR - DETAILS
 - 04 MISCELLANEOUS DETAILS
- Mechanical**
- 01 OVERHEAD WATERFALL
 - 02 PLUMB PLAN - DETAILS
 - 03 1ST FLOOR - DETAILS
 - 04 MISCELLANEOUS DETAILS
- Electrical**
- 01 SITE PLAN AND SYMBOLS
 - 02 FLOOR PLAN LIGHTING
 - 03 FLOOR PLAN POWER
 - 04 SCHEDULES
 - 05 DETAILS
- Plumbing**
- 01 1ST FLOOR PLAN AND SYMBOLS
 - 02 FLOOR PLAN AND DETAILS
- Landscape**
- 01 LANDSCAPE PLAN
 - 02 SPRINKLER AND IRRIGATION PLAN
 - 03 LANDSCAPE AND IRRIGATION SPECIFICATIONS

11 INDEX

SAFEWAY/TRIPLES

FEDERAL CREDIT UNIONS

Project No. 4100

Drawn by: [Signature]

Checked by: [Signature]

Date: 5/29/02

SITE PLAN

DETAILS

Sheet No. **A1**

12 SHEETS

HOLT HIRSHAW

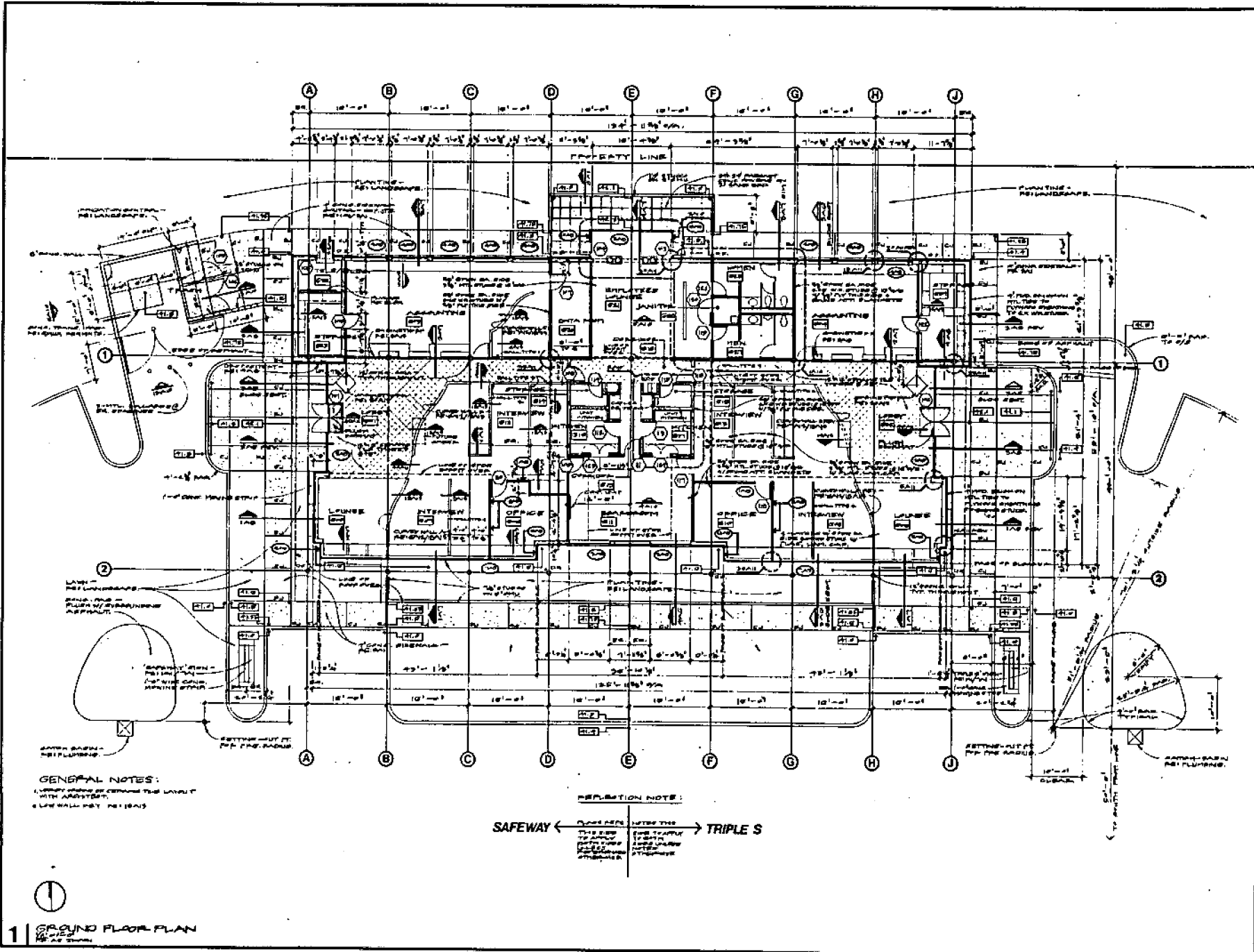


Contract No. A-100-478
Project No. 100-478
Drawing No. 100-478-01
Date: 10/15/65

SAFEWAY/TRIPLE S
FEDERAL CREDIT UNIONS

Revision
1.0 10/15/65
Project No. 100-478
Drawn by: JPH/PA
Checked by: JPH
Date: 10/15/65

GROUND FLOOR PLAN
Sheet No. A2



GENERAL NOTES:
1. VERIFY ALL DIMENSIONS WITH ARCHITECT.
2. REFER TO SET NO. 100-478-02.

REVISION NOTE:

SAFEWAY ← → TRIPLE S

1 GROUND FLOOR PLAN
10/15/65

001480

001480

001480

10/15/65

