

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Lynn Overholtzer, 2613 Zinfandel Drive, Rancho Cordova, Ca. 95670					
OWNER	Bill and Jean Rogers, 2620 Riesling Way, Rancho Cordova, Ca. 95670					
PLANS BY	Lynn Overholtzer					
FILING DATE	9/12/83	50 DAY	DRACTION DATE		REPORT BY:	RBH:mmm
NEGATIVE DEC.		EIR		ASSESSOR'S PCL NO.	023-021-25	

LOCATION: 4801 Stockton Boulevard

PROPOSAL: Building move from storage lot at 8000 Fruitridge Road to 4801 Stockton Boulevard

PROJECT INFORMATION:

Existing Zoning of Site:	C-2
Existing Land Use of Site:	Auto sales
Surrounding Land Use and Zoning:	
North:	Vacant, C-2
South:	Commercial, C-2
East:	Residential and Hotel R-1 and C-2
West:	Commercial, C-4.
Parking Required:	4 spaces
Parking Ratio:	1:250
Property Dimensions:	varies
Property Area:	20,680 s.f.
Square Footage of Building:	1,124 s.f.
Significant Features of Site:	Existing used car lot
Exterior building colors:	White
Exterior building materials:	Steel curtain wall

BACKGROUND: The applicant has an existing used car lot on the site. He wishes to upgrade his office space by replacing the on-site trailer with a permanent structure.

STAFF EVALUATION: The project as proposed will upgrade the site. Staff has the following concerns and comments:

1. A six foot concrete block wall will be required along the north property line.
2. Four on-site parking spaces must be stripped onto the existing blacktop. Since the lot and use are existing, no shading will be required.
3. A 50-foot minimum setback from Stockton Boulevard must be maintained.

4. The Traffic Engineering section wants unused driveways removed and curbs restored.
5. Should the driveways and curbs be replaced by new sidewalks and curbs, no additional planters will be required at these locations.
6. Signage for the project must meet the City Sign Ordinance.
7. The structure appears to staff to be of a design to upgrade the site.
8. Staff would like to see some planters to be placed around the structure.

STAFF RECOMMENDATIONS: Staff recommends approval of the building move with the following conditions:

1. A six-foot concrete block wall to be placed along the north property line or the applicant to secure a Variance from the City Planning Commission.
2. Four on-site parking spaces to be marked on the existing blacktop. Location of parking spaces to be reviewed and approved by staff.
3. Applicant to maintain 50-foot setback on Stockton Boulevard.
4. Applicant to work out Traffic Engineering requirements with Traffic Engineering Department.
5. Signage to be reviewed and approved by staff.
6. Plans showing planting and irrigation around structure to be reviewed and approved by staff.

Approval is based on the following findings of fact:

1. The project, as conditioned, will upgrade the neighborhood.
2. The project, as conditioned, will meet the City Zoning Ordinance requirements.

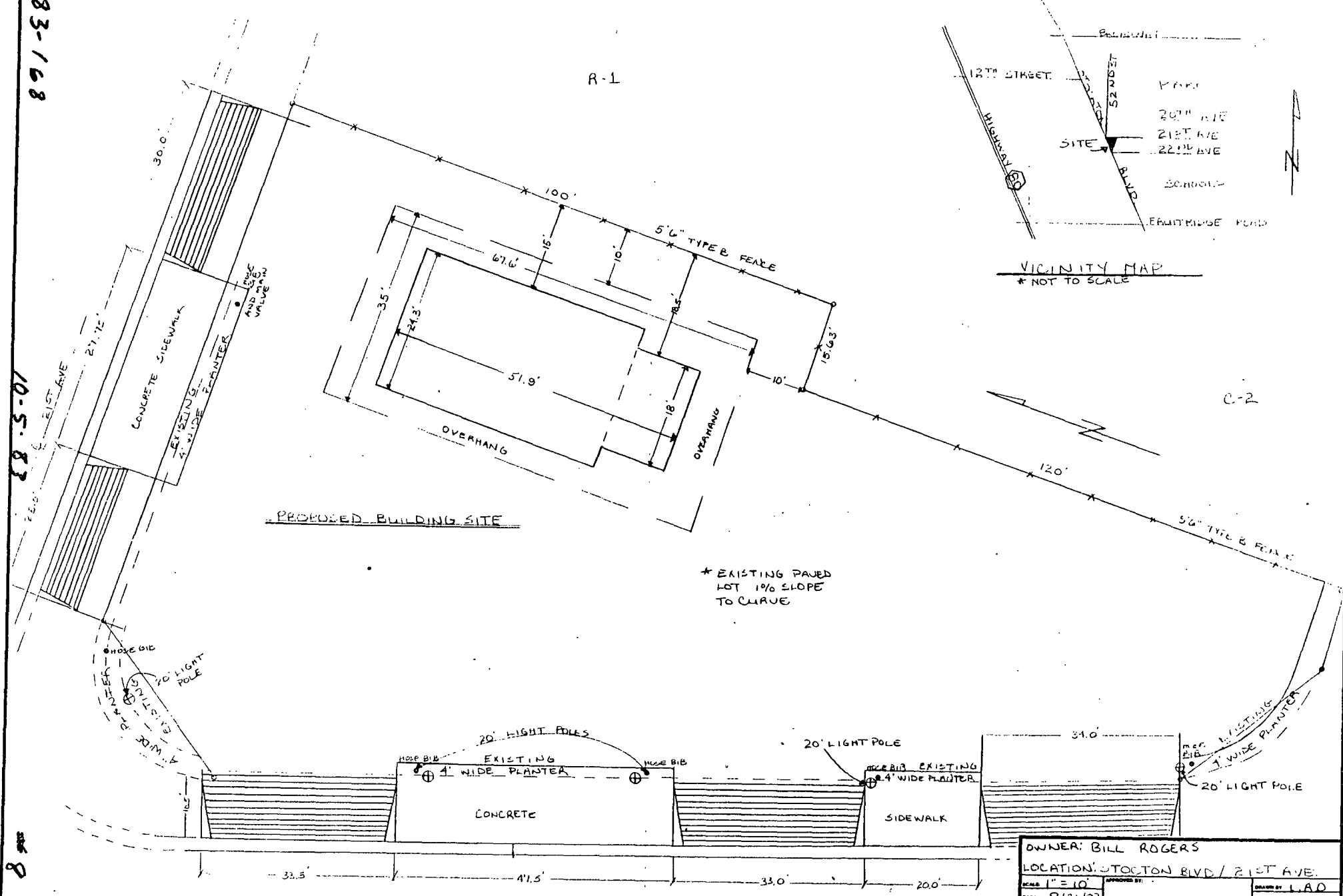
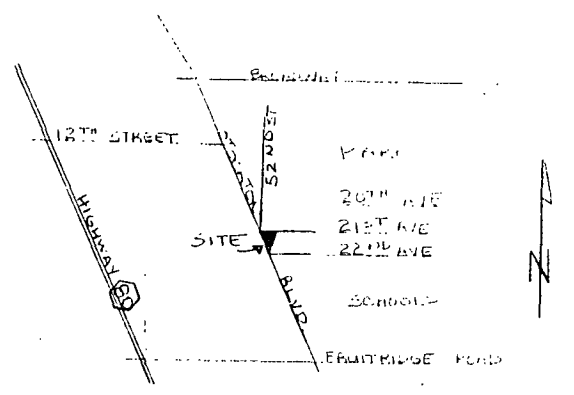
DR83-168

10-5-83

8

R-1

C-2



STOCKTON BLVD 30' TO ♀

OWNER: BILL ROGERS	
LOCATION: STOCKTON BLVD / 21ST AVE.	
SCALE: 1" = 10'	APPROVED BY:
DATE: 8/31/83	DRAWN BY: L.A.O.
METHOD:	
DRAWING NUMBER:	
1 OF 3	



