



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION  
(P89-021)

APPLICATION: Planning Director's Special Permit Modification to redesign the service station pad located in the Stone Creek Center PUD.

LOCATION: NE corner of Truxel Rd. and West El Camino Av.  
(APN: 225-0960-003)

APPLICANT: Robert Lee & Associates, 1337 Howe Ave., #211,  
Sacramento, CA 95825, (916) 646-4004  
Representing Shell Oil

BACKGROUND INFORMATION:

On May 11, 1989, the Planning Commission recommended approval for a rezone from R-1A to SC PUD designation for 5.4+ acres to be known as Stone Creek Center PUD and adopt PUD Schematic Plan and Development Guidelines for Stone Creek Center PUD (P89-021). The original development included a 40,656+ square foot shopping center with three pads totaling 10,200+ square feet of building area. The Planning Commission also approved a Special Permit to construct a 1,200+ square feet full service gas station including a car wash on Pad D located in Stone Creek Center PUD.

On January 2, 1990, the City Council approved a tentative map to split off the 0.7+ acre corner site for the development of the service station (P89-359).

SUMMARY:

The applicant is requesting a modification to the special permit (P89-021) to redesign the approved mini-market/car wash. The

shopping center was approved for 50,856+ square feet of building area. The redesign increases the square footage by 736+ square feet of building area, for a total of one percent increase. The pad for the mini-market/car wash is located on the northeast corner of Truxel Road and West El Camino Avenue. The applicant proposes to separate the two uses locating them on different areas of the pad. The mini-market will be located along the north property line and the car wash will be located along the east property line. The building materials will be of shiplap siding with a composition shingle roof to match the proposed shopping center. There will be a minimum five foot planter between the car wash and the east property line. This planter area will be planted with shrubs which will grow to a height of 8 - 10 feet.

NEIGHBORHOOD COMMENTS:

The Discovery Village Homeowner's Association was contacted by staff and expressed the following concerns:

1. An eight foot decorative masonry wall is required to be constructed concurrently with the foundation work of the shopping center.
2. The lack of trees along the north property line; the original plan approval showed trees along the north property line to provide visual relief for the homeowners to the north.

STAFF EVALUATION:

Staff has spoken with the applicant regarding the Homeowner's Association concerns regarding the wall and landscaping. The applicant was not aware of the condition of the wall being constructed at the time of site development. Since the original approval included the service station and shopping center as one site the wall must be constructed prior to or concurrently when foundation work for any building located on the original site begins.

The plans indicate a four foot planter area between the mini-market and the north property line, an additional four feet of planter area must be constructed on the main shopping center's side of the property line which will provide eight feet of planter area when construction occurs on the main shopping center site. The applicant currently proposes to plant shrubs in this four foot planter area. At the time the shopping center is constructed trees will need to be planted in this area in order to meet the shading requirements for the parking lot.

The landscaping referred to by the Homeowner's Association is located along the north property line of the original site, adjacent to the residential houses. The Planning Commission required that a ten foot landscape setback be located along the entire northern property line. No specific time was required for the landscaping to be provided as in the case of the wall.

The applicant proposes to use a composition shingle roof. A condition of the original report was for the roofing material to be of tile or metal shingles and must be reviewed and approved by the Planning Director.

Staff has no objection to the special permit modification allowing a redesign of the mini-market and car wash. The design and building materials will be similar to the proposed shopping center. The landscaping along the east property line will act as a buffer for the car wash and any adjacent use.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification allowing the redesign of the service station pad for a mini-market and car wash with the following conditions:

Conditions:

1. The eight foot high decorative masonry wall, located along the north property line of the original site, as required by prior approval, shall be constructed prior to or concurrently with the foundation work of the service station or any other building located on the shopping center site.
2. The design of the wall shall be reviewed and approved by the Planning Director prior to issuance of building permits.
3. The roofing material shall consist of tile or metal shingles and shall be reviewed and approved by the Planning Director.
4. See below.

Report Prepared By:

Jeanne Corcoran  
Jeanne Corcoran, Planner

8-20-90  
Date

Recommendation Approved By:

Marty Van Duhn  
Marty Van Duhn, Planning Director

8-24-90  
Date

P89-021

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4. The wall shall be completed prior to issuance of final building permit.  
(Planning Director added: 8-24-90)