
STOCKTON BOULEVARD--GERBER ROAD SPECIAL PLANNING AREA

501-240. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area to permit the existing commercial and industrial development and use of the property described in Section 501-246 to continue, subject to the conditions and development standards set forth herein. The Board of Supervisors recognizes that the present auto dismantling and related uses has existed on this site since 1941. Further, the Board of Supervisors recognizes the potential conflict that the continuing use of this property for auto dismantling may have on surrounding residential and commercial uses. The purpose of adopting this SPA is to lessen the impacts of the present use on adjacent property.

501-241. PERMITTED USES. The area described in Section 501-246 may be used for:

- (a) — Auto/truck wrecking yard (dismantling)
 - Wholesale and retail sale of new, used, and reconditioned vehicle parts
 - Existing dwellings for watchman/security purposes
 - Used car/truck sales yard, or
- (b) Retail commercial uses for 400 foot depth from Stockton Boulevard and single family residential uses for balance of property, subject to the provisions of the RD-5 Land Use Zone as an alternative to above listed uses.

501-242. DEVELOPMENT STANDARDS.

- (a) Material shall not be stored to exceed eight (8) feet from ground level, nor shall the stored material be visible from adjacent properties.
- (b) There shall be an open space area of not less than 15 feet along the west, north, and south property lines. This area shall be free from any obstructions and shall not be used for storage of materials.
- (c) Lights located on subject property shall be oriented so as to not produce glare on the adjacent property.
- (d) Building height is to be limited to 40 feet, except that within 50 feet of north, west, and south property line; height is to be limited to one-story and 22 feet.

501-243. PERFORMANCE STANDARDS.

- (a) No oil dumping or burning on property, or burning of vehicles.
- (b) Hours of operation shall be limited to:
 - (1) Crushing of steel or other metal parts - 9 a.m. to 5 p.m., Monday through Saturday.
 - (2) Dismantling - 7 a.m. to 8 p.m., Monday through Saturday.
 - (3) Sales - 7 a.m. to 9 p.m., Monday through Saturday, and Sunday, 9 a.m. to 5 p.m.
- (c) Noise is to be regulated by the Sacramento County Noise Ordinance.
- (d) Dust and odor problems are to be regulated by the Zoning Code and/or County Health Agency.

501-244. PHASING PLAN.

- (a) Within one year of adoption of this Ordinance by the Board of Supervisors, the property owner is to begin a landscaping program of the Stockton Boulevard frontage to comply with the landscaping standards of the GC (General Commercial) zone, and parking lot development standards of the Sacramento County Zoning Code. Completion of the landscaping project is required within five (5) years of Ordinance adoption.
- (b) Installation of sidewalks, curbs and gutters shall occur when abutting northerly property is developed and required street improvements are installed.
- (c) Replacement of the existing 10 foot high wood fence presently surrounding the property shall be required as follows:
 - (1) A solid, masonry wall at least eight (8) feet in height shall be constructed along the northern boundary line as abutting properties are developed. Each new segment of said wall shall be a minimum of 400 feet in length.
 - (2) A solid masonry wall, at least eight (8) feet in height, shall be constructed along the western boundary line of the lot as the abutting property is developed.
 - (3) The southerly fence shall be well maintained in good repair.

501-245. FINDINGS. In adopting this Ordinance, the Board of Supervisors finds:

- (a) That the area included within this Special Planning Area has been used for this commercial/industrial use since 1941.
- (b) That this special commercial development cannot be adequately protected and regulated for the property owner and community's benefit through the adoption of any other land use zone and its related development standards.
- (c) That the size of this Special Planning Area is sufficient to allow this development to continue as a viable commercial unit, that this approval will not constitute the granting of a special privilege, nor deprivation, of property rights.

SECTION 501-246

