

Appeal of the Planning Commission's
Decision to Approve County Files
MS11-0006 & DP12-3029

ALBERT RUBEY
Applicant & Owner

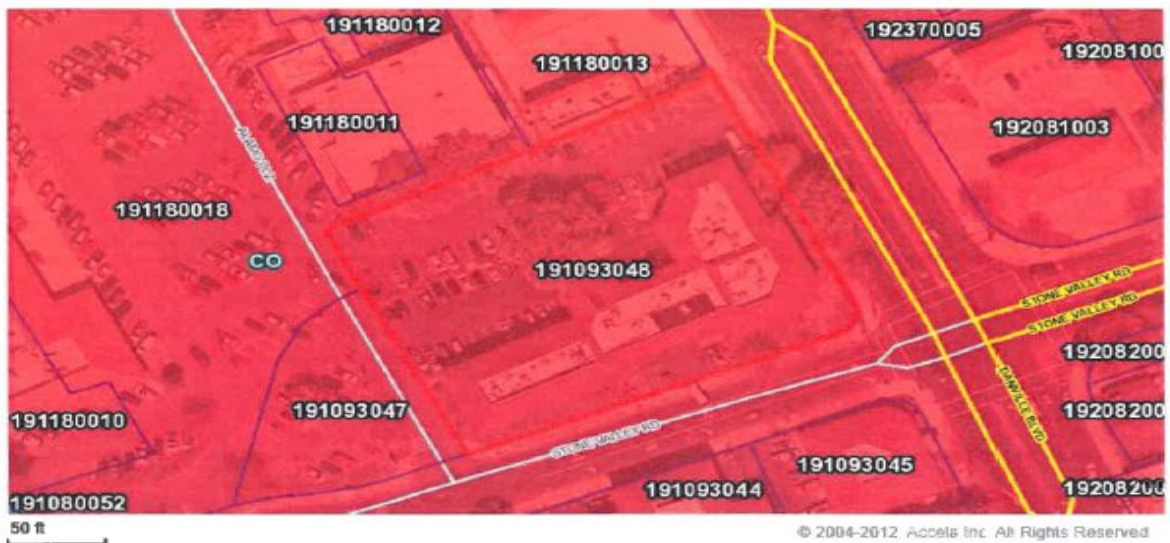
Project Site: 3189 Danville Blvd., Alamo



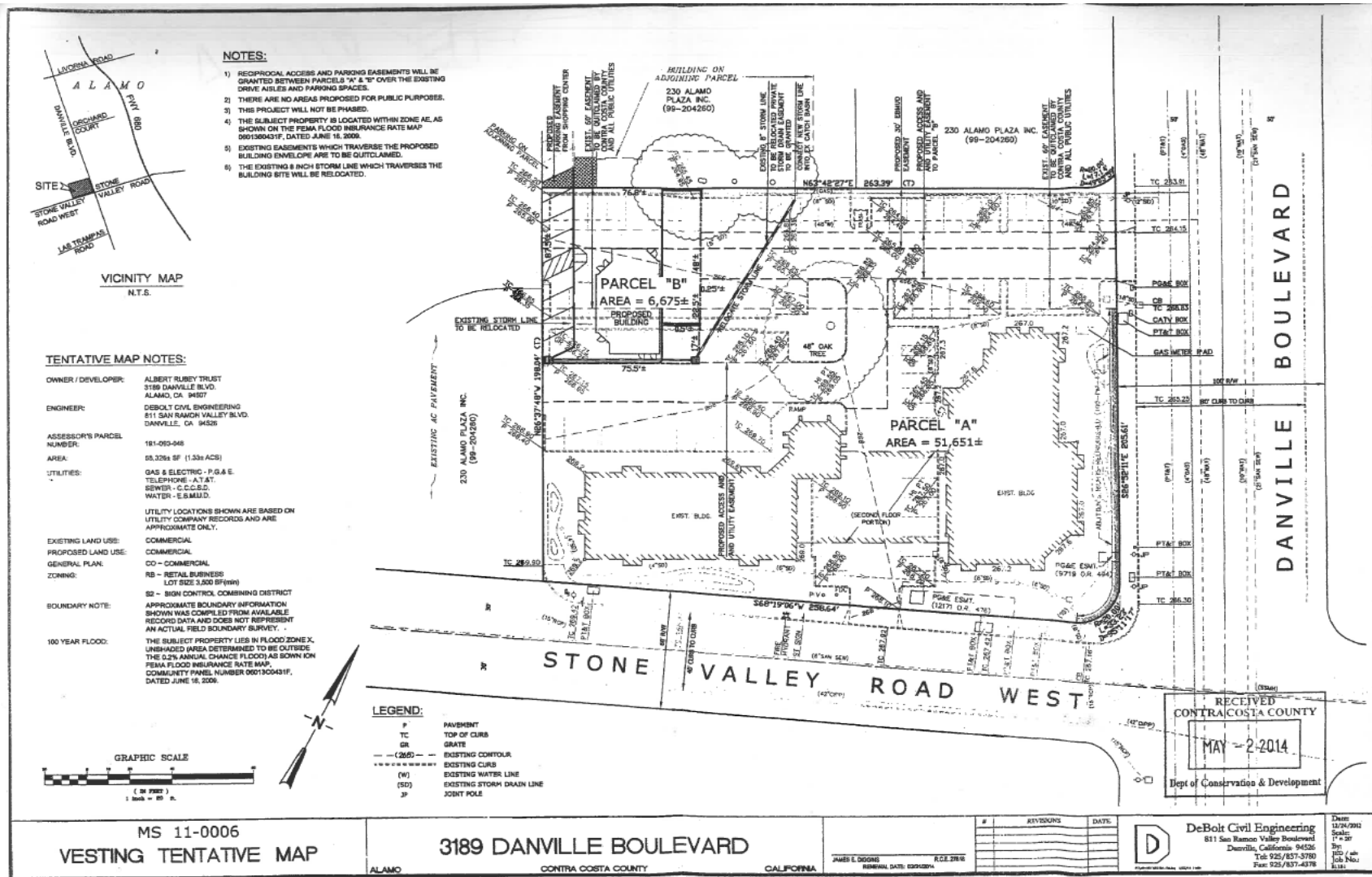
Zoning: Retail Business District (R-B)



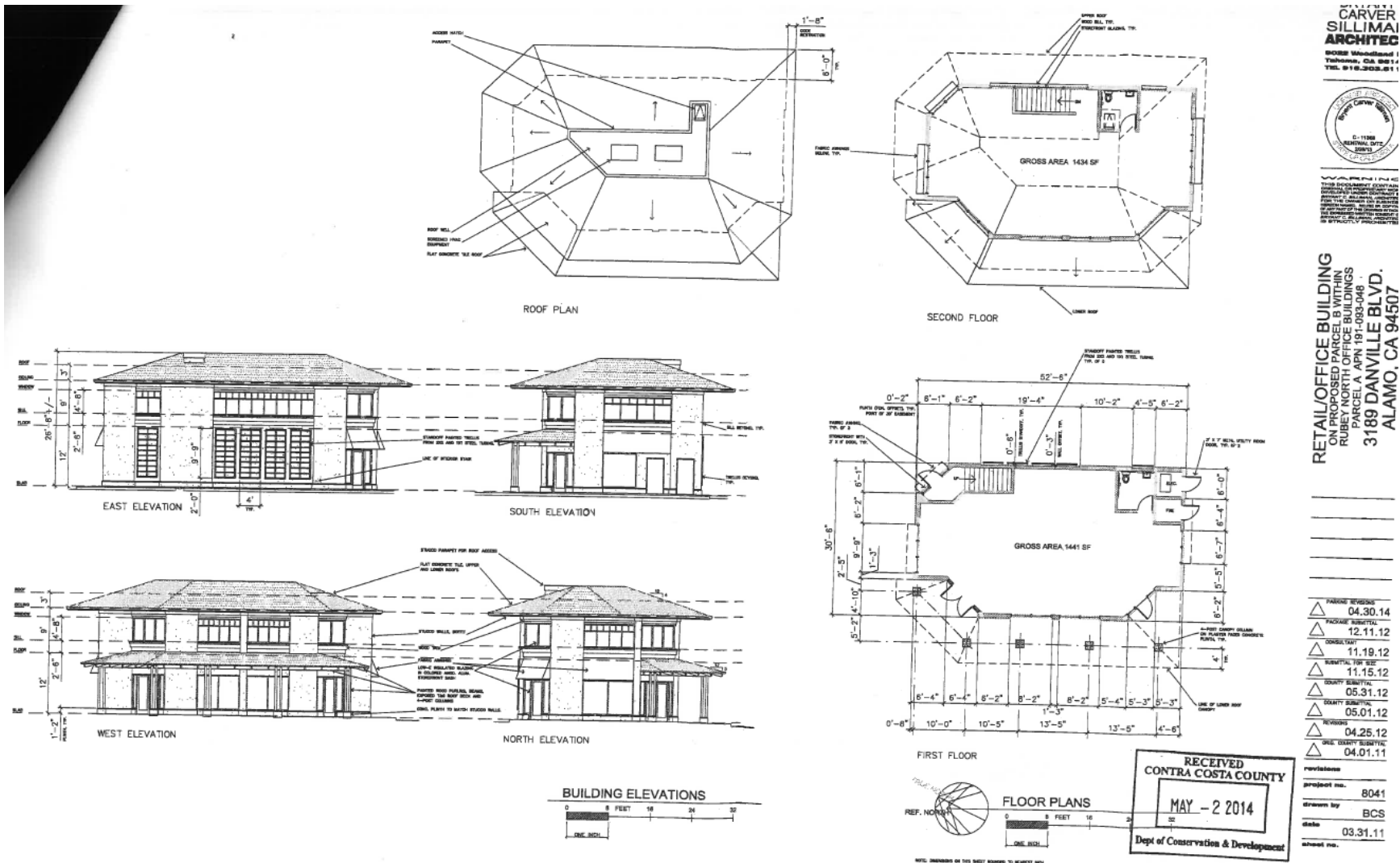
General Plan: Commercial (CO)



Minor Subdivision MS11-0006

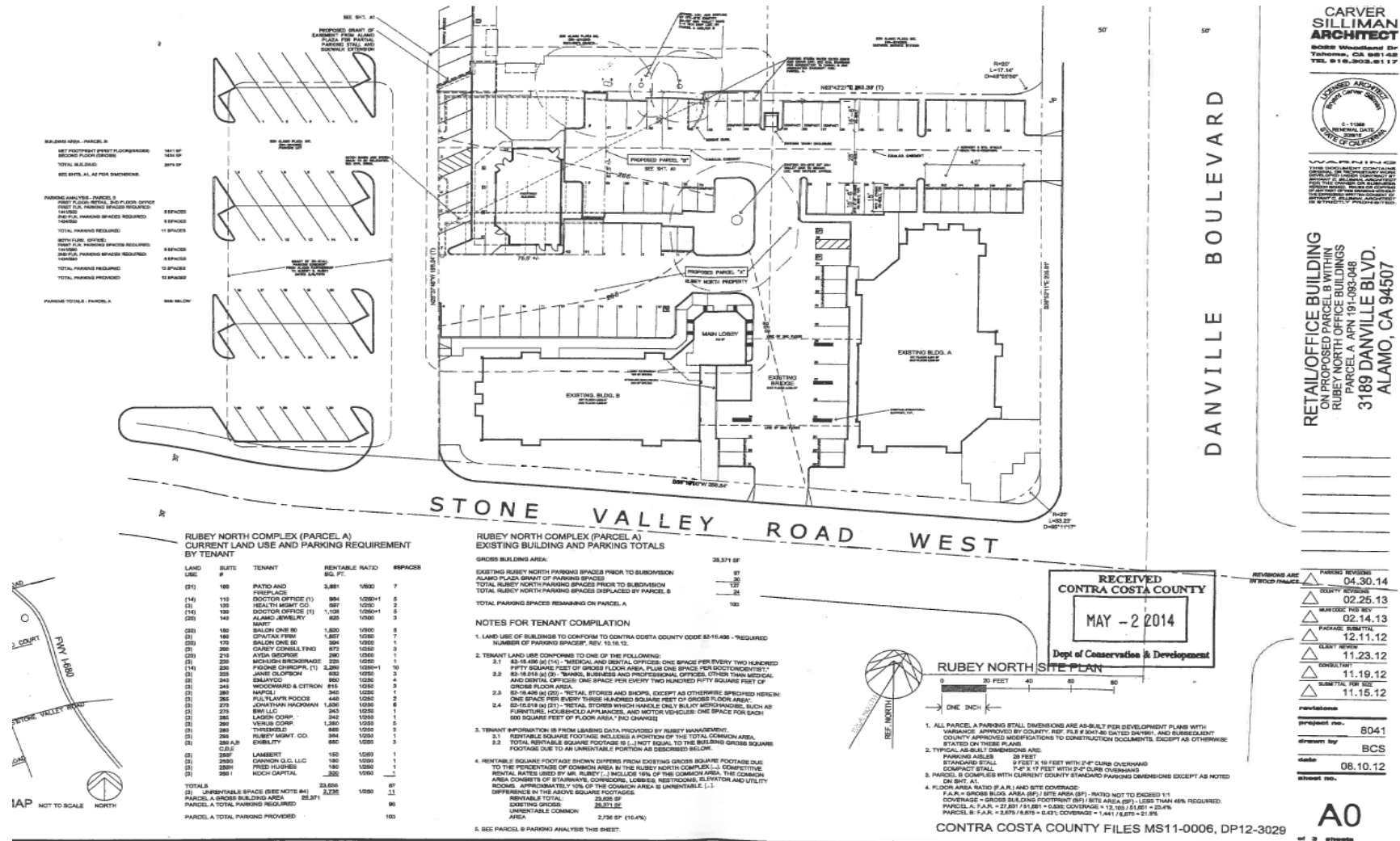


Development Plan DP12-3029



Parking Requirement: Parcel A= 98 spaces Parcel B= 12 spaces

Total Required= 110 spaces



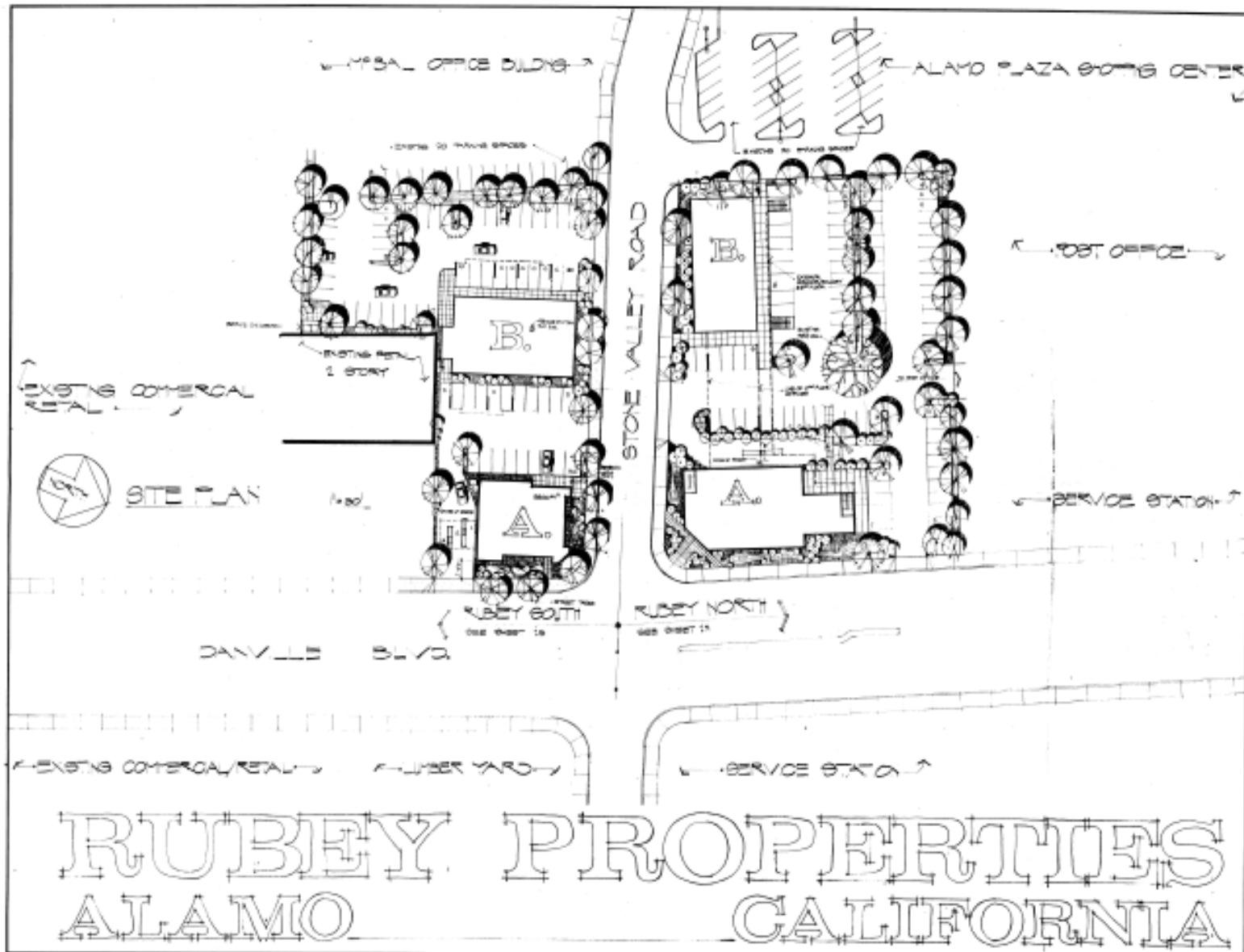
APPEAL

1979 Parking Easement

- Appellants claim that the applicant does not have exclusive right to use of the 30 deeded parking spaces in Alamo Plaza.

California Environmental Quality Act (CEQA)

- Appellants claim the CEQA status was changed from a proposed negative declaration to categorically exempt without the prior opportunity to review or comment on that determination.



SITE LOCATION MAP

ALAMO PLAZA SHOPPING CENTER

POST OFFICE

SERVICE STATION

STONE VALLEY ROAD

DANVILLE BLVD

JERRY F. LOVING, ARCHITECT

1000 N. CHANDLER

HOUSTON TEXAS 77002

ARCHITECTURE PLANNING

APPROVALS	
DESIGNED BY	DATE
CONSTRUCTED BY	DATE

RUBEY PROPERTIES

NO.	DATE	REVISIONS
1	10/1/78	1.00

SITE PLAN

SHEET 1 SOUTH

1 NORTH

OF 2

AREA A

Parcels Five and Six
Exclusive parking
easement, 20 space
use, granted to
adjacent parcel to the
East, designated as
Rubey properties.

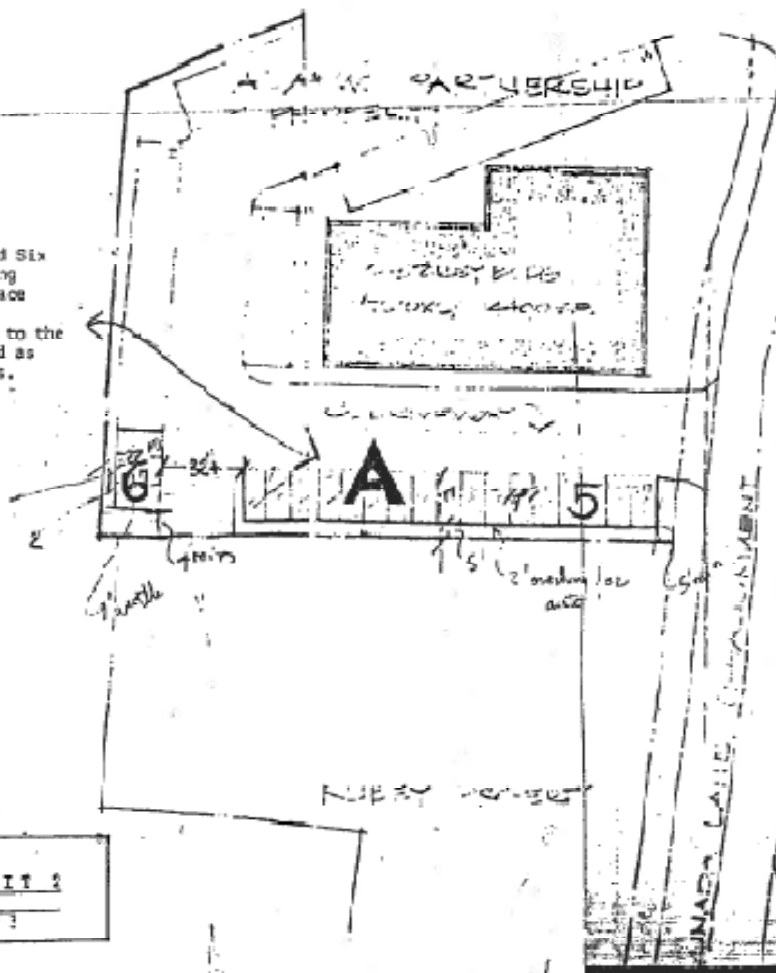
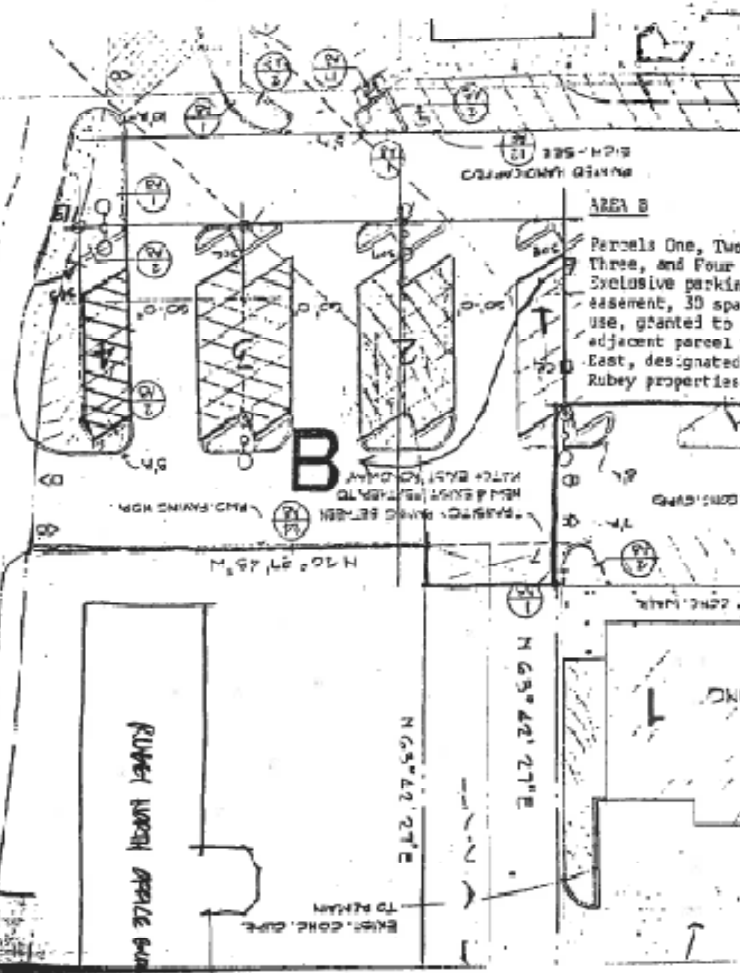


EXHIBIT 2

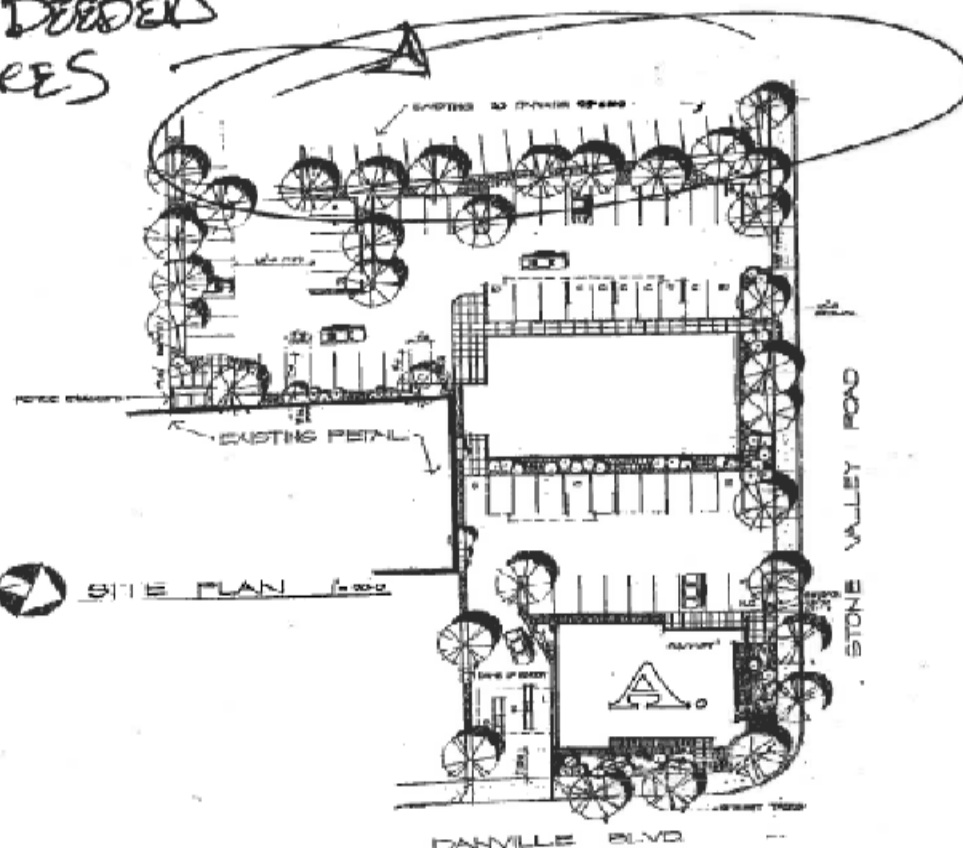
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AREA B

Parcels One, Two,
Three, and Four
Exclusive parking
easement, 30 space
use, granted to
adjacent parcel to
East, designated
Rubey properties.



20 DEEDED
SPACES



SITE DESCRIPTION

SITE AREA 29,760 FT²
 BUILDING COVERAGE 9,200 FT²
 LANDSCAPING AND WALKS 7,040 FT²
 PAVING 28,170 FT²

BUILDING

BUILDING 'A' FINANCIAL 9,800 FT²
 BUILDING 'B' RETAIL 5,400 FT²
 OFFICE 14,000 FT²

PARKING

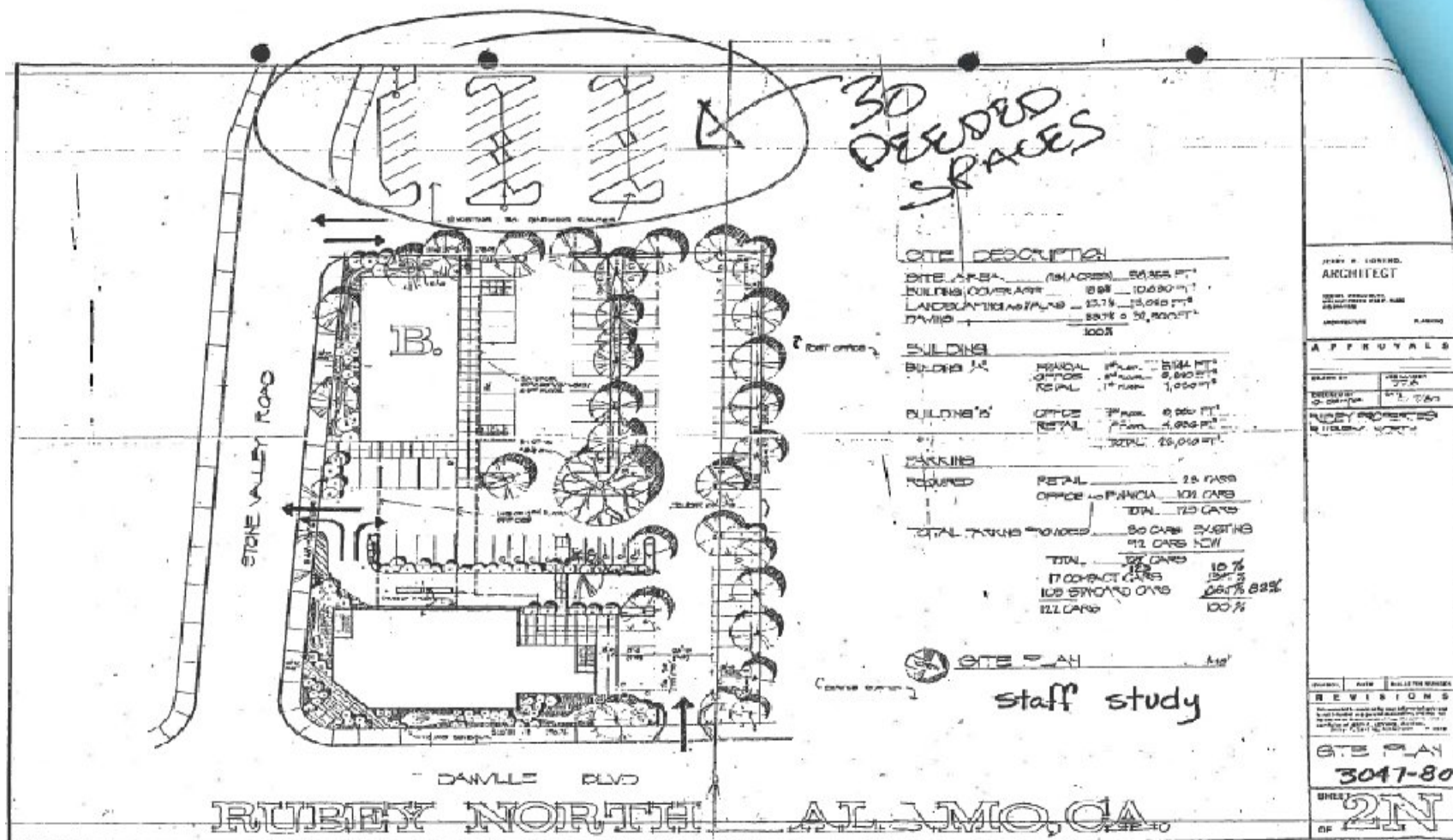
REQUIRED: RETAIL (8000/2000) 22 CARS
 OFFICE AND FINANCIAL BLDG'S 61 CARS
 TOTAL 83 CARS

TOTAL PARKING PROVIDED 85 CARS
 + IF 10 RETAIL CARS IS REQUIRED THEN (8000/2000) 77 CARS
 OFFICE AND FINANCIAL BLDG'S 61 CARS
 TOTAL 85 CARS

11. CONTACT CARS 14.8
 25. STANDARD CARS 69.2
 85 CARS 100%

RUBEY SOUTH ALAMO, CA

3236 STONE VALLEY RD.



30 DEEDED SPACES

SITE DESCRIPTION

SITE AREA (SHADEN) 50,000 FT.²
 BUILDING FOOTPRINT 10,000 FT.²
 LANDSCAPING 10,000 FT.²
 DRIVE 10,000 FT.²
 TOTAL 80,000 FT.²

BUILDING
 BUILDING A: RETAIL 10,000 FT.²
 BUILDING B: OFFICE 10,000 FT.²
 BUILDING C: RETAIL 10,000 FT.²
 TOTAL 30,000 FT.²

PARKING
 REQUIRED: RETAIL 25 CARS, OFFICE 100 CARS, TOTAL 125 CARS
 TOTAL PARKING PROVIDED: 50 CARS EXISTING, 75 CARS NEW
 TOTAL 125 CARS
 17 OFFICE CARS 10%
 108 STORM CARS 85%
 122 CARS 100%

SITE PLAN
 staff study

JERRY R. LORING
 ARCHITECT
 1000 PINE STREET
 ALAMO, CA 94501

APPROVALS
 GRANT BY: [Signature]
 EXEMPTED FROM: [Signature]
 PLANNING DEPARTMENT
 1000 PINE STREET
 ALAMO, CA 94501

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3189 DANVILLE BLVD.