

CITY PLANNING COMMISSION

211 1st STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: James Unger, 700 Alhambra Boulevard, Sacramento, CA 95816
OWNER: J. J. Conroy, 2101 Evergreen, Sacramento, CA 95816
PLANS BY: James Unger, 700 Alhambra Boulevard, Sacramento, CA 95816
FILING DATE: 12-6-85 ENVIR. DET. 12-12-85 REPORT BY: EG:bx
ASSESSOR'S-PCL. NO. 225-230-41

APPLICATION: A. Negative Declaration
B. Special Permit to allow a 112,763 square foot shopping center in the Del Verde PUD.

LOCATION: Southwest corner San Juan Road and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 112,763 square foot shopping center.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial Offices
1978 South Natomas Community Plan Designation: Commercial/Shopping
Existing Zoning of Site: SC-PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condominiums: R 2B-PUD	Front:	50'	31'
South: Single Family: R-1A	Side (Int):	3'	40'
East: Apartments: R 2B-PUD	Side (St):	50'	31'
West: Condominiums: R 2A	Rear:	15'	40'

Parking Required: 431 spaces
Parking Provided: 471 spaces
Property Dimensions: 862' x 475' (approx.)
Property Area: 9.72 acres
Square Footage of Building: 112,763
Height of Building: 28 feet
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Materials: Concrete, brick, redwood, glass

BACKGROUND INFORMATION: On September 5, 1978, the City Council approved the PUD designation, rezone from A to SC and a Tentative Map (P-8245).

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use and Zoning: The subject site is a 9.72 acre site is presently undeveloped. The site is zoned Shopping Center PUD (SC-PUD) and is part of the Del Verde Planned Unit Development. The General Plan designates the site for commercial/office uses, while the 1978 South Natomas Community Plan designation is for commercial/shopping uses. The site is surrounded by single and multiple family residential uses.

APPLIC. NO. 225-490 MEETING DATE January 9, 1986 ITEM NO. 11

Project Location: SW corner San Juan Road and Truxel Road P 95-490
 Assessor Parcel No: 021-230-43
 Owners: J.S. Collins Phone No. _____
 Address: 1101 Conchesa, Sacramento, CA 95816
 Applicant: Dee Jones Phone No. _____
 Address: 700 Alhambra Boulevard, Sacramento, CA 95816
 Signature: _____ C.P.C. No. 1/9/86

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS
 Commission date Council Act Fee

<input checked="" type="checkbox"/> Environ. Determination	<u>Neg Dec 12-12-85</u>	<u>R 1/9/86</u>	<u>_____</u>
<input type="checkbox"/> General Plan Amend	_____	_____	<u>_____</u>
<input type="checkbox"/> Community Plan Amend	_____	_____	<u>_____</u>
<input type="checkbox"/> Rezone	_____	_____	<u>_____</u>
<input type="checkbox"/> Tentative Map	_____	_____	<u>_____</u>
<input checked="" type="checkbox"/> Special Permit to construct shopping center on 9.6± ac. in the SC-PUD zone	_____	<u>AC 1/9/86</u>	<u>_____</u>
<input type="checkbox"/> Variances	_____	_____	<u>_____</u>
<input type="checkbox"/> Plan Review	_____	_____	<u>_____</u>
<input type="checkbox"/> PUD	_____	_____	<u>_____</u>
<input type="checkbox"/> Other	_____	_____	<u>_____</u>

000853

Sent to Applicant: January 24, 1986 Date
 By: [Signature] Sec. to Planning Commission

FEE TOTAL \$ _____
 RECEIVED BY _____
 DATE _____

Key to Entitlement Actions

- R - Rejected
- CA - Conditional
- A - Approved
- AC - Approved with conditions
- AA - Approved with special conditions
- D - Denied
- RD - Recommendation Denied
- RA - Recommendation Approved
- RC - Recommendation Approved with conditions
- RAA - Recommendation Approved with special conditions
- IAF - Intent to Approve Form
- AFF - Application Approved
- RPC - Recommendation Pending
- CCP - Conditional Certificate Pending

NOTICE: This certificate does not constitute any approval or endorsement of the project or any of the participating conditions of the certificate. It is issued as a public record. No liability is assumed by the County for any building construction or planned. The County does not assume any liability for any and all conditions.

POSTED 7/9

H. Site Plan and Building Design: The applicant is proposing to develop a 112,763 square foot shopping complex which will include a 45,100 square foot supermarket (Albertson's), 59,663 square feet of retail commercial shops and a 8,000 square foot financial institution. At the present time, it is unknown as to the type of businesses, hours of operation or the number of employees which will occupy the site.

Elevations for the proposed buildings indicate a single story, concrete, brick and redwood structure. Building colors would be earth tones.

Two of the proposed buildings are located in the required 50-foot setback area. In addition, the applicant has not indicated type, size and location of trash enclosures, nor the required six foot high solid masonry wall along the west and south property line. A revised site plan must be submitted indicating the various changes.

C. Parking: Parking requirements for the shopping center are one space per 250 square feet of gross floor area for the retail uses. The proposed 471 parking spaces exceed this requirement. Relocating the two structures located in the setback areas could possibly change the parking configuration or number of parking spaces. The revised site plan must reflect these changes, if any. The parking area must also comply with the 50 percent shading requirement.

D. Signage: The applicant has not indicated the type, number, size or location of proposed on-site signs. A complete sign plan shall be submitted for staff review and approval. Since the purpose of a PLD is to create a unique appearing design where signs are integrated with the building design, staff suggests that all signs consist of individual letters. In addition, free standing signs if proposed should be monument type signs that would be more in character with the surrounding residential uses.

F. Comments: The proposal has been reviewed by Traffic Engineering, Public Works, Fire, Regional Transit, Police and the Natomas Community Association. The following comments were received:

Police

In order to prevent crime in both the shopping center and the residential developments to the south and west, there should be a solid buffer such as a minimum six foot masonry wall in addition to the proposed tree buffer.

Traffic

1. Developer must construct center divider and left turn slots on Truxel and San Juan Roads.
2. The access plan (3 driveways) on the south must be revised. The two southern driveways must be combined and placed directly opposite the Saginaw Circle intersection.
3. The plan does not accurately depict the street alignments. Both streets widen to expanded intersections on this frontage.