

P94-060 - GREENHAVEN STATION

REQUEST: A. Special Permit Time Extension to develop an 11,850 sq.ft. retail center on 1.27± vacant acres in the General Commercial-Greenhaven Executive Park Planned Unit Development (C-2(PUD)) zone.

LOCATION: 2nd property east of NE corner of Greenhaven Drive & Corporate Way
031-0053-019
Pocket Community Plan area
Sacramento Unified School District
Council District 7

APPLICANT:	NCHD Architects, 446-7741 2150 Capitol Avenue, Suite 200, Sacto., CA. 95816
OWNER:	Roger Swanson, 446-7741 2121 Arden Way, Sacto., CA. 95825
PLANS BY:	NCHD Architects, 446-7741 2150 Capitol Avenue, Suite 200, Sacto., CA. 95816
APPLIC. FILED:	5-27-94
STAFF CONTACT:	Lisa Burke, 264-7129

SUMMARY/RECOMMENDATION: The applicant is proposing to extend a Special Permit in order to construct an 11,850 sq.ft. retail center. **Staff recommends approval of the project.** This recommendation is based upon principles of planning and upon conditions of approval, suggested by the Planning Department which have been placed upon the project.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Pocket Community Plan Designation:	Commercial/Shopping
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	C-2(PUD), General Commercial-PUD

Surrounding Land Use and Zoning:

North: Vacant; OB(PUD)
 South: Apartments; R3-R
 East: Vacant & Day Care; OB & C-2(PUD)
 West: Bank; OB(PUD)

Property Area:	1.27± acres
Property Dimensions:	196' x 302'
Parking Required:	64 spaces
Parking Provided:	64 spaces
Total Square Footage of Building:	11,850 square feet
Square Footage of Retail:	9,350 square feet
Square Footage of Restaurant:	2,500
Number of Seats in Restaurant:	81 seats
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement plaster with Tile Wainscot
Roof Materials:	Asphalt Shingles

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	City of Sacramento Building Department

BACKGROUND INFORMATION: On November 10, 1992, the City Council approved a Pocket Community Plan Amendment of 1.27 ± vacant acres from Business/Professional Offices to Commercial/Shopping, a rezone from Office Building (PUD) to General Commercial (PUD), and a Greenhaven Executive Park Schematic Plan Amendment to redesignate office and commercial square footages for three parcels within the PUD. These three entitlements are still currently in place. A Special Permit to construct an 11,850 square foot retail center was also approved. This Special Permit is good for two years and will expire in November of 1994. The applicant is requesting an extension of this Special Permit.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project site is located within the Greenhaven Executive Park Planned Unit Development and in the Pocket Community Plan area. The nature of the proposed retail will serve the adjacent residential development, as well as the office development within the Greenhaven Executive Park.

The project is consistent with the following General Plan policies:

Section 2-16, Policy 3: Establish guidelines for mixed use projects and allow these uses in urbanized areas of the City where development is planned.

Section 4-16, Goal B: Promote development of mixed use regional commercial and office projects.

Section 4-16, Policy 1: Strongly encourage new regional commercial and office centers to incorporate accessory uses.

Section 4-16, Goal A: Ensure that all areas are adequately served by neighborhood/community shopping districts.

Section 4-16, Goal B: Promote mixed use development of neighborhood/community commercial districts.

The uses allowed within the Greenhaven Executive Park PUD Guidelines for the commercial zones include, but are not limited to the following:

- Office support uses, such as blueprinting, printing, copying shops, stationery;
- Restaurants (excluding drive-in and/or fast food);
- Private club-social center, except in Phase II - Airport Influence Zone;
- Banks/savings and loan; and
- Hotel/motel/motor lodge.

Staff, and the neighbors, have additional concerns which are not addressed by the above list. Planning staff recommend that there be a condition placed upon the site which further limits the zoning to prohibit the sale of alcoholic beverages for off-site consumption. This would eliminate a market selling alcohol, but not eliminate a small market which could serve the surrounding offices.

B. Site Plan Design/Zoning Requirements

1. Setbacks and Parking

The required parking for the 81 seat restaurant and 9,350 square feet of retail is 64 spaces. The submitted site plan indicates 64 spaces provided. There is a single compact parking stall, however, located between the access to the bank and the west driveway which should be eliminated. The maneuvering area for this space is too near the main driveway entrance. The provision of an additional space may be accomplished by increasing the amount of compact spaces to the maximum 40 percent or reducing the width of the standard stalls to the minimum eight feet. The submitted plans indicate the parking stalls to be nine feet wide. The site plan also indicates an outdoor seating area. Although staff encourages the outdoor seating, the total number of seats for the restaurant, indoor and outdoor, can not exceed 81 due to the number of parking spaces provided.

There is a 26 foot wide reciprocal access and drainage easement to the rear of the property. The applicant is proposing to use these access easements to enter the express parkway for the proposed dry cleaners on the western end of the building. This allows a visitor to enter using the proposed eastern driveway, circle behind the building, drive through the express parkway, and exit through the existing western driveway.

2. Landscaping

The submitted site plan (Exhibit C-1), locates the proposed retail building to the rear of the property with the parking in front. The plans indicate a 30 foot wide landscape setback along Greenhaven Drive as required by the PUD Guidelines. This 30 foot landscape setback shall be a clear 30 feet. No parking stall overhangs should be within the 30 foot landscape setback. There is also landscaping provided along the east and west property lines. The applicant should submit a detailed landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of Building Permits. The landscaping along Greenhaven Drive should be consistent with the other parcels in the PUD. The landscaping should consist of three to four foot undulating berms with evergreen trees, shrubs, and groundcover. The parking area shall also meet the 50 percent shading requirements of the Zoning Ordinance.

3. Signage

The applicant has not submitted a sign program for the development, however, two monument signs are indicated on the site plan. The Greenhaven Executive Park PUD Guidelines limit the detached signs to one per parcel with a maximum of 48 square feet. The detached and attached signage should meet the size and location requirements of the PUD Guidelines. The applicant shall submit a sign program for review and approval of the Planning Director prior to the issuance of Building Permits.

C. Building Design

The proposed building materials (Exhibit C-3) consist of cement plaster with a ceramic tile wainscot. This is inconsistent with the existing brick materials within the PUD. Staff suggests the applicant submit revised elevations for review and approval of the Planning Director prior to the issuance of Building Permits. The revised elevations should include brick on the exterior columns, parapet wall, and the east and north elevations. The north elevation also needs additional embellishments to benefit the adjacent parcel to the north. The elevations should maintain the ceramic tile, however, it should be as accents rather than as a wainscot. The fascia should be cement plaster or precast concrete with reveals. The fascia decoration should be continued around the entire building. The submitted plans indicate asphalt shingles as the colonnade roof material. The applicant should use an alternate roof material which is more appropriate with a brick exterior. The applicant should also submit a roof plan. The aluminum store front windows submitted on the plans should be factory finished color (baked enamel), not anodized.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

A community meeting was held on May 6, 1992, (when the original project was submitted) to discuss all the projects within the Greenhaven Executive Park

Planned Unit Development. The neighborhood expressed concern about the creation of a strip mall and the feasibility of a convenience market within the proposed development that would sell alcohol.

The proposed project is designed to serve the surrounding office and residential development. It is also not an increase in the allowable commercial square footage for the PUD. Staff also has addressed the alcohol concerns by restricting the sale of alcohol for off-site consumption.

This application was routed to the Heritage Place Homeowners Association and the Windwood Homeowners Association. No comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Engineering Development Services/Traffic Engineering/Utilities Department/
Building Inspections/Fire Department

The above mentioned City Departments have requested that the comments they made about the project in 1992, when it was originally submitted, be made conditions of approval for this project.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:


- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution (Attachment C) approving the Special Permit Time Extension to develop an 11,850 sq.ft. retail center on 1.27 \pm vacant acres in the General Commercial-Greenhaven Executive Park Planned Unit Development (C-2(PUD)) zone.

Report Prepared By,



Lisa Burke, Planner

Report Reviewed By,



Barbara L. Wendt, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1
Exhibit C-2
Exhibit C-3

Vicinity Map
Land Use and Zoning Map
Resolution Approving Special Permit Time Extension
Site Plan
Floor Plan
Elevations

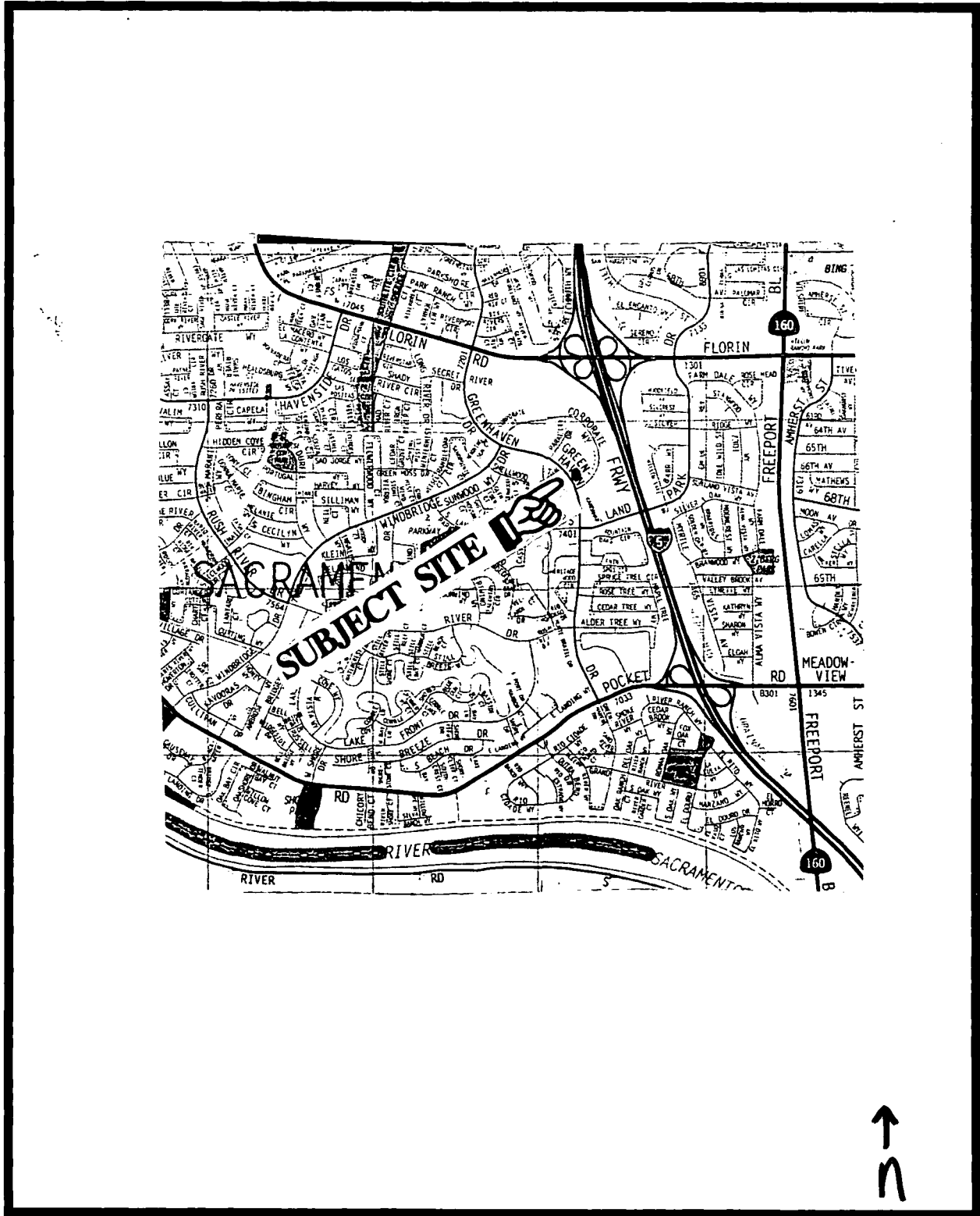
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ATTACHMENT A

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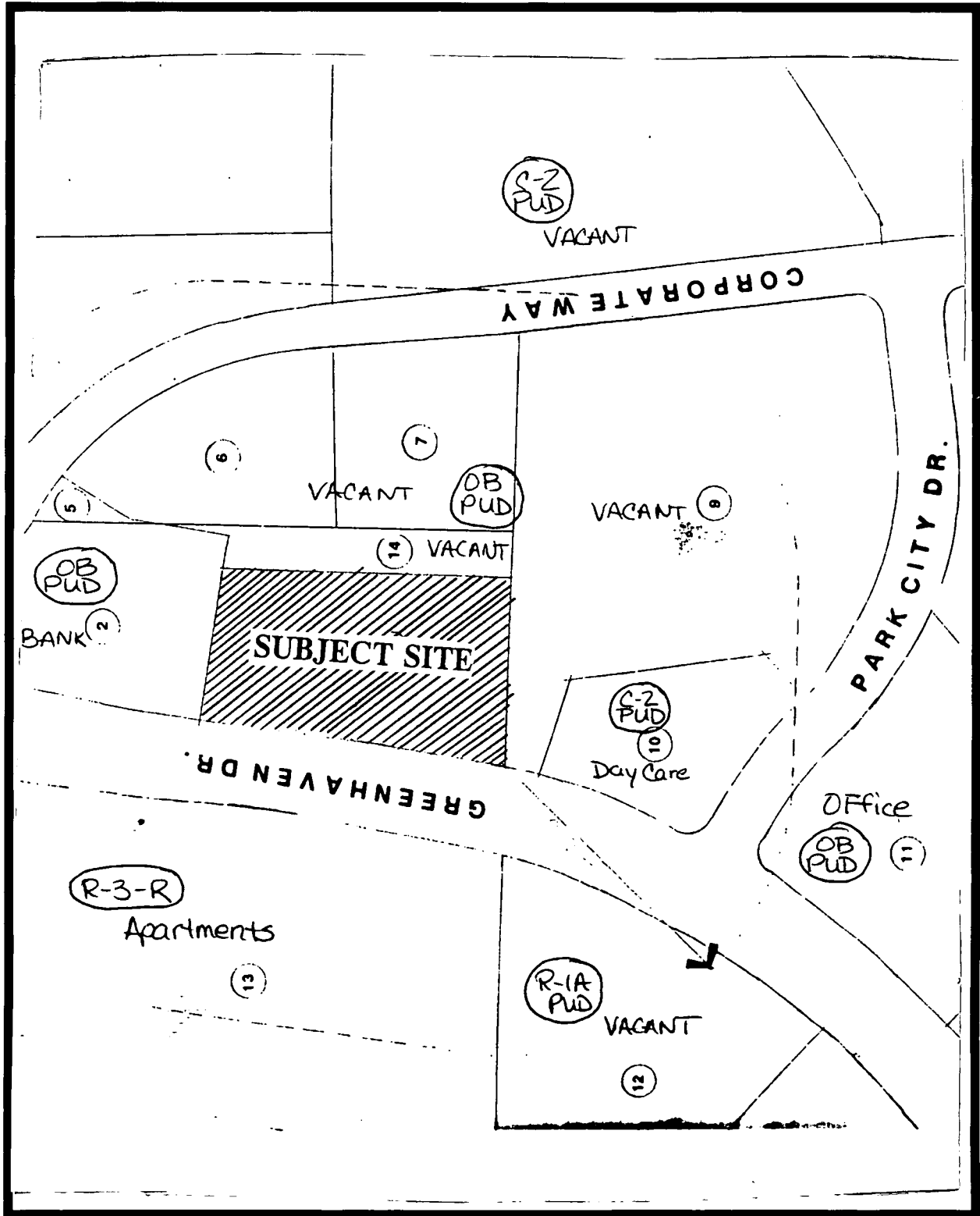
VICINITY MAP

ATTACHMENT B

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LAND USE AND ZONING MAP

ATTACHMENT C**RESOLUTION NO.****ADOPTED BY THE SACRAMENTO PLANNING COMMISSION****ON DATE OF JULY 28, 1994****A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT TIME EXTENSION FOR PROPERTY LOCATED AT THE 2ND PROPERTY EAST OF THE NE CORNER OF GREENHAVEN DRIVE AND CORPORATE WAY****(P94-060) (APN:031-0053-019)**

WHEREAS, the City Planning Commission on July 28, 1994, held a public hearing on the request for approval of a special permit time extension to allow the development of an 11,850 sq.ft. retail center for property located at the above described location;

WHEREAS, the Environmental Services Manager has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit Time Extension is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the proposed retail development is compatible with the surrounding area which includes commercial and office uses, and;
 - 2) the project will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and landscaping has been provided, and;

- 3) the project is consistent with the General Plan which designates the site Regional Commercial and Offices, and the Pocket Community Plan which designates the site Commercial/Shopping.
2. The Special Permit Time Extension for the development of an 11,850 sq.ft. retail center is hereby approved, subject to the following conditions:
 - A. There shall be no sale of alcoholic beverages for off-site consumption on the site.
 - B. The applicant shall submit a detailed landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of Building Permits. The landscaping along Greenhaven Drive shall consist of three to four foot undulating berms with evergreen trees, shrubs, and groundcover. The landscape area shall be a clear 30 feet, with no parking stall overhang. The parking area shall also meet the 50 percent shading requirements of the Zoning Ordinance.
 - C. The single compact parking stall located between the access to the bank and the west driveway shall be eliminated. An additional space shall be included someplace else on the site.
 - D. The total number of seats for the restaurant(s), indoor and outdoor, shall not exceed 81.
 - E. The trash enclosure shall comply with the requirements of the Zoning Ordinance including the recycling requirements and solid metal gates.
 - F. The applicant shall submit revised elevations for review and approval of the Planning Director prior to the issuance of Building Permits. The revised elevations shall include the following:
 1. brick on the exterior columns, parapet wall, and the east and north elevations;
 2. additional embellishments on the north elevation to benefit the adjacent parcel to the north;
 3. ceramic tile, used as accents rather than as a wainscot on the elevations;
 4. cement plaster or precast concrete fascia with reveals;
 5. continue the fascia decoration around the entire building;
 6. an alternate colonnade roof material which is more appropriate with a brick exterior;

7. the applicant shall submit a roof plan; and
 8. The aluminum store front windows with a factory finished color (baked enamel), rather than anodized.
- G. The applicant shall submit a sign program for review and approval of the Planning Director prior to the issuance of Building Permits. The detached and attached signage shall meet the size and location requirements of the PUD Guidelines.
 - H. The development shall comply with the Greenhaven Executive Park Planned Unit Development Guidelines.
 - I. Prior to the issuance of a Certificate of Occupancy, the site shall be inspected by the Planning Division to ensure compliance with the conditions.
 - J. The applicant shall provide reciprocal ingress, egress and maneuvering easements. Driveways shall be provided to the satisfaction of the City Traffic Engineer.
 - K. The applicant shall provide a reciprocal drainage easement within the common driveways.
 - L. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit.
 - M. The applicant shall work with staff to include "pedestrian friendly" features on the revised site plan, such as brick pavers or a different textured walkway from the retail use to the property to the north and east of the subject site and Greenhaven Drive to the south.
 - N. A sewer extension may be required to serve this site.
 - O. Conform to the City's Cross Connection Control Policy.
 - P. Comply with the City's Grading, Erosion and Sediment Control Ordinance.
 - Q. Provide on-site post construction Best Management Practices (BMP's).

CHAIRPERSON

ATTEST:

P94-060

JULY 28, 1994

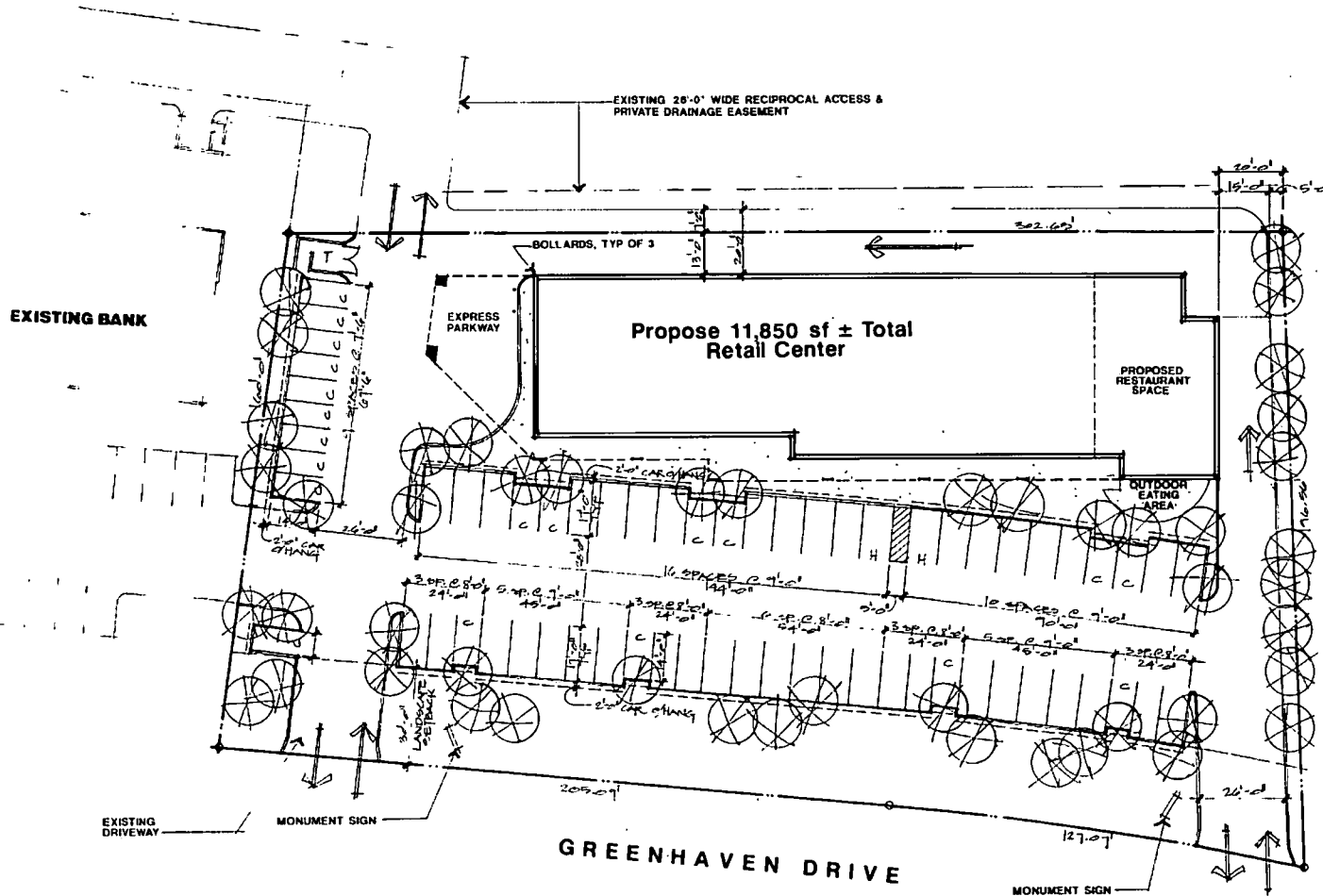
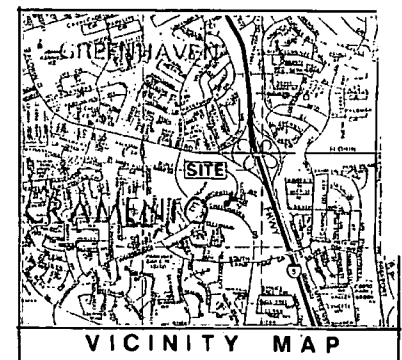
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SECRETARY TO PLANNING COMMISSION

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SITE TABULATION

City of Sacramento
 APN: 031-0053-019
 Parcel Size: 1.27 Acres±
 Present Zoning: OB(PUD)
 Propose Zoning: C-2(PUD)
 Community Plan Amendment
 Schematic Plan Amendment
 Special Permit
 Propose Use: Total 11,850 sf± Re
 Center including 2,500 sf±
 Restaurant
 Propose Parking: 64 Total Spaces
 37 Spaces for 9,350 sf± Re
 27 Spaces for 2,500 sf± Res
 Required Parking: 64 Total Spaces



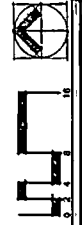
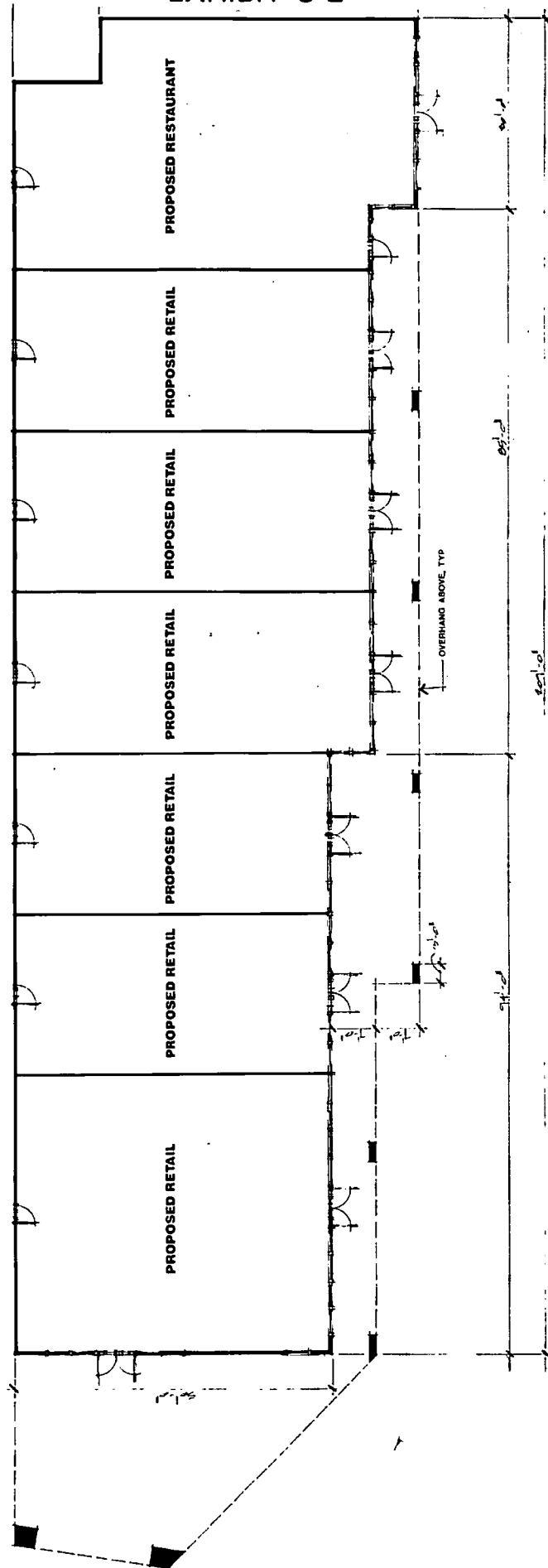
SITE PLAN GREENHAVEN STATION

NCHD
 ARCHITECTS
 2170 CLARK AVENUE, SUITE 200
 SACRAMENTO, CA 95811

NIYAI CALPOIHOI DONG

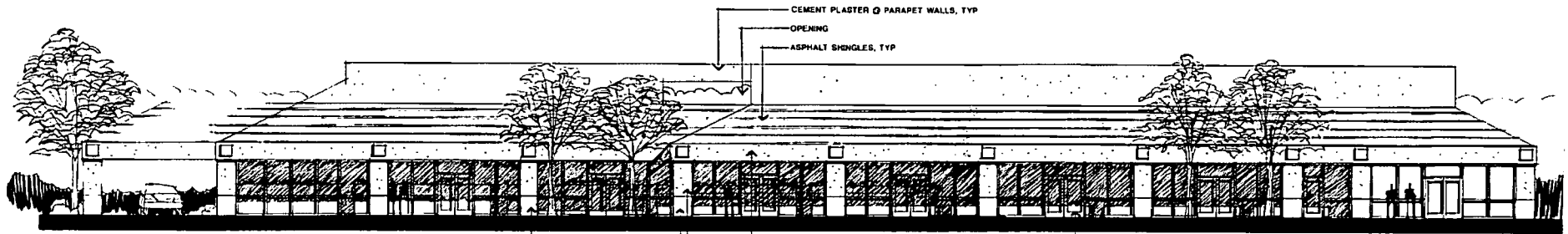
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EXHIBIT C-2



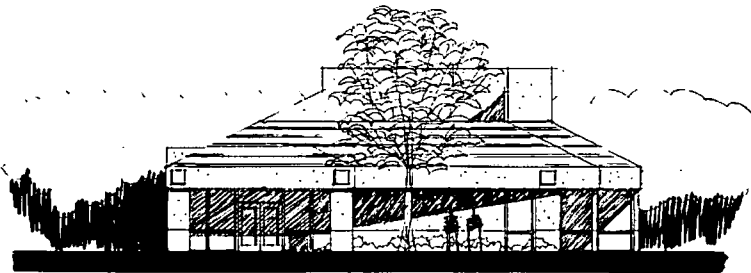
ARCHITECT
 NIYA CAIPOHOMDONG
 10000 WILLOW CREEK, SUITE 101
 CHATTANOOGA, GEORGIA 30611

FLOOR PLAN GREENHAVEN STATION

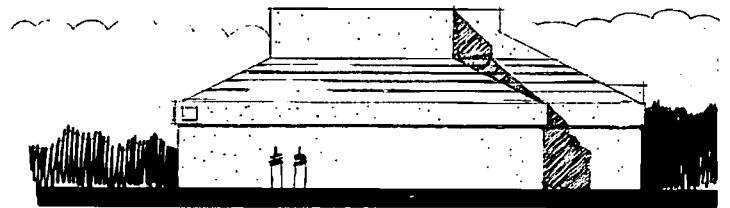


S. ELEVATION

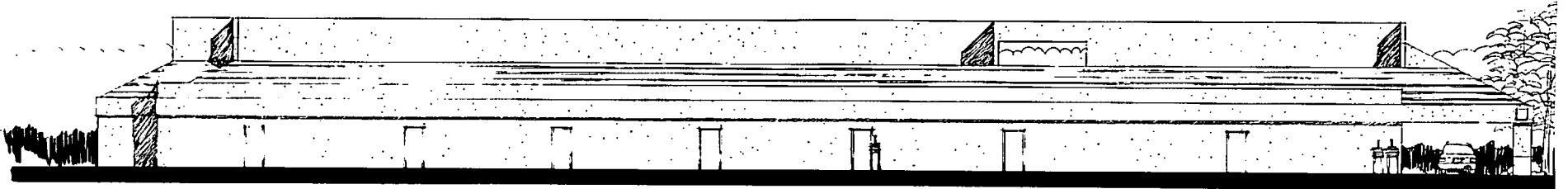
CEMENT PLASTER, TYP
 ALUMINUM STOREFRONT SYSTEM W/ CLR GLASS, TYP
 CERAMIC TILE WAINSCOT, TYP



W. ELEVATION



E. ELEVATION



N. ELEVATION

GREENHAVEN STATION