

STAFF REPORT AMENDED BY STAFF 12-15-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Peter P. Bollinger Inv. Co., 117 'J' Street, Sacramento, CA 95814		
OWNER	Florin 5 Developers, 615-10th Street, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	11-3-83	50 DAY CPC ACTION DATE	_____
REPORT BY	GM:bw		
NEGATIVE DEC.	12/5/83	EIR	_____
ASSESSOR'S PCL. NO.	031-800-06		

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop a 3,500 sq. ft. financial institution on 0.6± vacant acres in the Lake Crest Village Shopping Center (SC-PUD) zone (Zoning Ord. Sec. 8)
 3. Special Permit to develop a drive-up window (Zoning Ord., Sec. 3-D-7)
 4. Amendment of the Lake Crest Village PUD to redesignate 0.6± vacant acres from restaurant to financial use

LOCATION: Southeast corner of Greenhaven Drive & Florin Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3,500 square foot, one-story building for a savings and loan institution in the Lake Crest Village Shopping Center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1976 South Pocket Community Plan Designation:	Shopping Center (PUD)
Existing Zoning of Site:	SC-PUD
Existing Land Use of Site:	Shopping Center

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Retail; SC-PUD
East:	Restaurant; SC-PUD
West:	Bank; OB-R-PUD

Parking Required:	14 spaces
Parking Ratio Required:	1:250 sq. ft.
Parking Provided:	16 spaces
Parking Ratio Provided:	1:219 sq. ft.
Property Dimensions:	150' x 175'
Property Area:	0.6± acres
Square Footage of Building:	3,500
Height of Structure:	One story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Wood stain, shake roof
Exterior Building Materials:	Horizontal wood siding, wood shake roof, clear glass windows

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BACKGROUND INFORMATION: The subject site is a 0.6± vacant acre parcel located at the southeast corner of Florin Road and Greenhaven Drive and is one of the last remaining undeveloped pads in the Lake Crest Village Shopping Center. The applicant proposes to construct a one-story, 3,500 square foot financial institution for Home Federal Savings & Loan on the subject site.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The Lake Crest Village Schematic Plan designates the site for a 10,000 square foot restaurant building. The applicant is requesting an amendment to the schematic plan to allow a 3,500 square foot financial institution. The parking requirement for a 3,500 square foot financial building is 14 parking spaces. The site plan indicates 16 parking spaces on site, with reciprocal parking available on the remaining shopping center.

The applicant proposes to install a landscaped setback area along Florin Road and Greenhaven Drive, ranging from 40 feet to 60 feet in width. The proposed landscaping plan will provide an improved visual setting for the corner of the entire shopping center complex. Staff has no objection to the proposed schematic plan amendment in that the proposed financial use would be compatible with an existing financial use in the shopping center and with the office complex located across Greenhaven Drive to the west.

2. The applicant proposes a single lane drive-up window in conjunction with the savings and loan office building. The drive-through lane is approximately 150 feet in length and would extend around the north and west sides of the building. The Traffic Department has reviewed the applicant's project and has indicated that adequate stacking distance is provided and the drive-through element should not conflict with the circulation system for the entire shopping center. Staff has no objection to the proposed drive-through element.
3. The elevations of the project indicate a one-story building consisting of horizontal wood siding, clear glass windows and wood shingle roof. The overall building design is compatible with the other buildings in the PUD. However, staff requests that the applicant use red tile roofing material on the building rather than wood shingles. Red tile has been used on all the other buildings in the shopping center and this project, as revised by staff, would continue the design theme of the shopping center.
4. The site plan does not indicate the location nor the design of the trash and refuse facility. Pursuant to conditions contained in the staff report (P8398), November 22, 1978 Planning Commission meeting, which amended the Lake Crest Village Shopping Center PUD to allow five free-standing buildings in the Center, no free standing trash facilities are permitted on the subject site. The trash storage facility must be designed as an integral part of the building. The final plans shall indicate the location and detailed design treatment of the trash enclosure facility.
5. Staff also brings to the attention of the Commission and applicant, the existing condition of trash dumpsters scattered around the rear of the main shopping center complex. The original design of the Center did not provide adequate storage areas for the trash dumpsters. Most of the dumpsters are scattered along the east and south sides of the building outside of the designated trash enclosure facilities, which are under designed for the capacity of the Center. The rear of the Center is also poorly maintained with litter and debris scattered throughout the paved surface area.

The Planning Department has received complaints from adjacent property owners regarding the condition of trash and litter behind the shopping center. Staff recommends that the owner of the shopping center meet with City staff to resolve this particular problem prior to issuance of the building permit for the subject financial institution.

- 6. The subject site plan indicates a free-standing sign at the corner of the property. The PUD guidelines allow such a sign; however, the applicant should be aware that all signs must be designed to be similar in materials and color to signs located in the shopping center. Staff suggests the applicant submit the detailed sign proposal to the Planning Director for review and approval prior to issuance of sign permits. In addition, the free-standing sign should be set back a minimum of 25 feet to improve the appearance of the landscaped area.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Special Permit to develop a 3,500 square foot financial institution, subject to conditions and based on the Findings of Fact which follow;
- 3. Approval of the Special Permit to develop a drive-up window, subject to conditions and based upon the Findings of Fact which follow;
- 4. Approval of the Schematic Plan Amendment to the Lake Crest Village PUD from restaurant to financial use for 0.6± acres.

Conditions - Special Permit

- a. The applicant shall use red tile roofing material rather than wood shingles on the subject building.
- b. The applicant shall submit revised plans to the Planning Director for the review and approval prior to issuance of building permit which includes the following:
 - 1) location and detailed design of the trash and refuse storage facility;
 - 2) outdoor lighting system pursuant to the PUD guidelines.
- c. The applicant shall provide a solution to the overall problem of inadequate trash enclosure facilities for the main shopping center building to the satisfaction of the Planning Director prior to issuance of building permit for the subject building.
- d. *The applicant shall relocate the proposed monument sign outside the required 25-foot landscaped setback area. The applicant shall locate the monument sign, as indicated on the submitted site plan, which is placed 14' behind the Florin Road property line. (amended by staff)*
- e. All signage shall comply with the Lake Crest Village PUD Guidelines. The proposed signage shall be reviewed and approved by the Planning Director prior to sign permit approval.

Findings of Fact

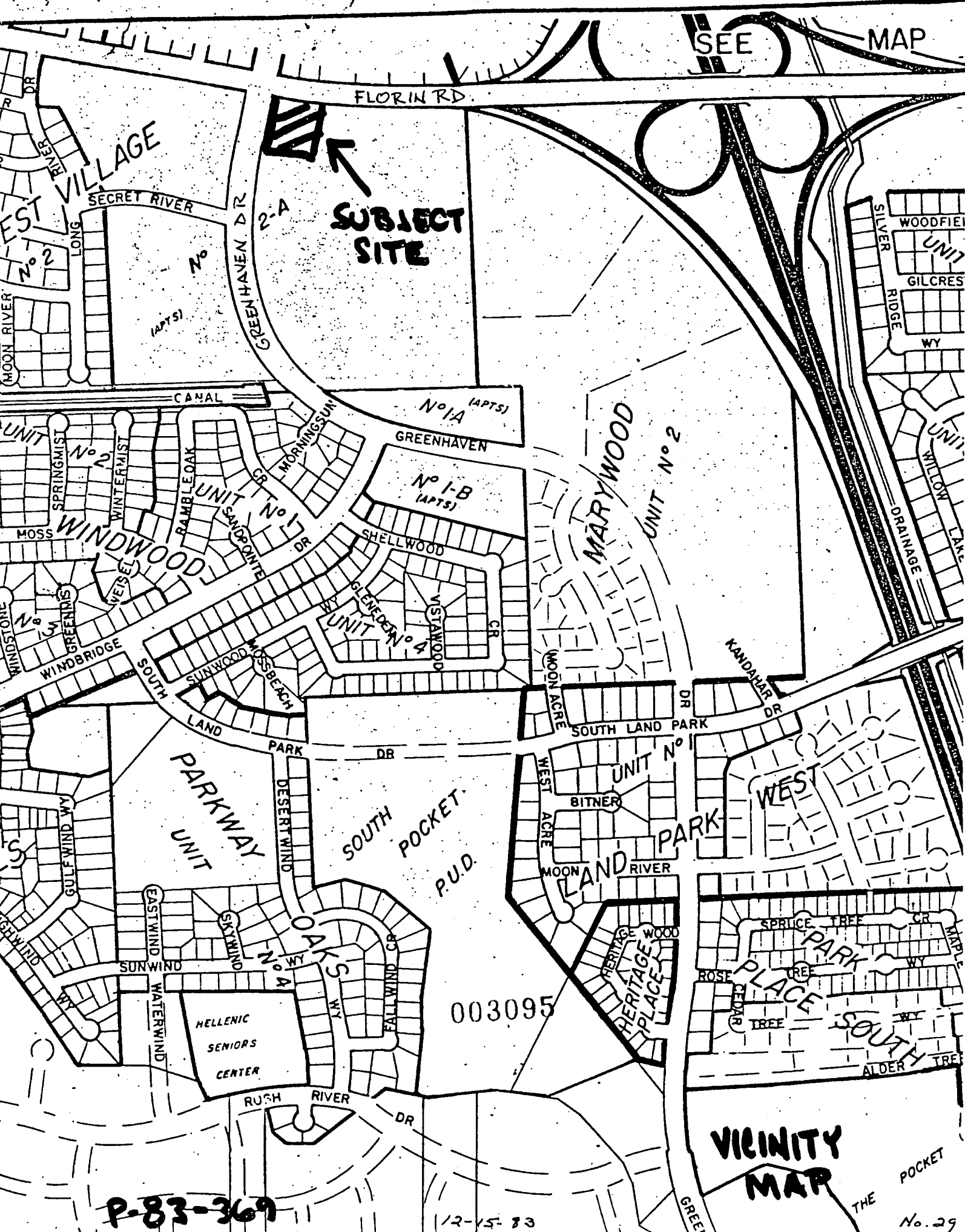
- a. The project is based upon sound principles of land use in that:
 - 1) adequate landscape setbacks are provided;
 - 2) adequate off-street parking is provided;
 - 3) adequate stacking distance for the drive-through element is provided.

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- b. The project is not injurious to the general public nor surrounding properties in that:
- 1) the building, with modification as requested by staff, will compliment the adjacent buildings within the PUD;
 - 2) the nature of the use will provide financial services to the surrounding community.
- c. The special permit recommendations are consistent with the goals of the General Plan, South Pocket Community Plan and the Lake Crest Village PUD in that financial institutions are permitted uses in the PUD.

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SEE MAP



SUBJECT SITE

FLORIN RD.

GREENHAVEN DR

VILLAGE

SECRET RIVER

WINDWOOD UNIT No 2

(APTS)

WINDWOOD UNIT

No 1A (APTS)

GREENHAVEN

No 1-B (APTS)

MARYWOOD UNIT No 2

WINDWOOD UNIT

SHELLWOOD

GLENDEN UNIT

VISTAWOOD

WINDSTONE UNIT

WINDBRIDGE

SUNWOOD

LAND

PARKWAY UNIT

SOUTH POCKET P.U.D.

SOUTH LAND PARK

WEST ACRE

UNIT No 11

PARK

WEST

LAND RIVER

MOON ACRE

GULFWIND WY

SUN WIND

WATERWIND

HELLENIC SENIORS CENTER

OAKS UNIT No A

FALL WIND CR

RUSH RIVER

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HERITAGE PLACE

PLACET PARK

SOUTH

ALDER TREE

VICINITY MAP

POCKET

P-83-369

12-15-83

No. 29

P83-369

12-15-83

No. 29

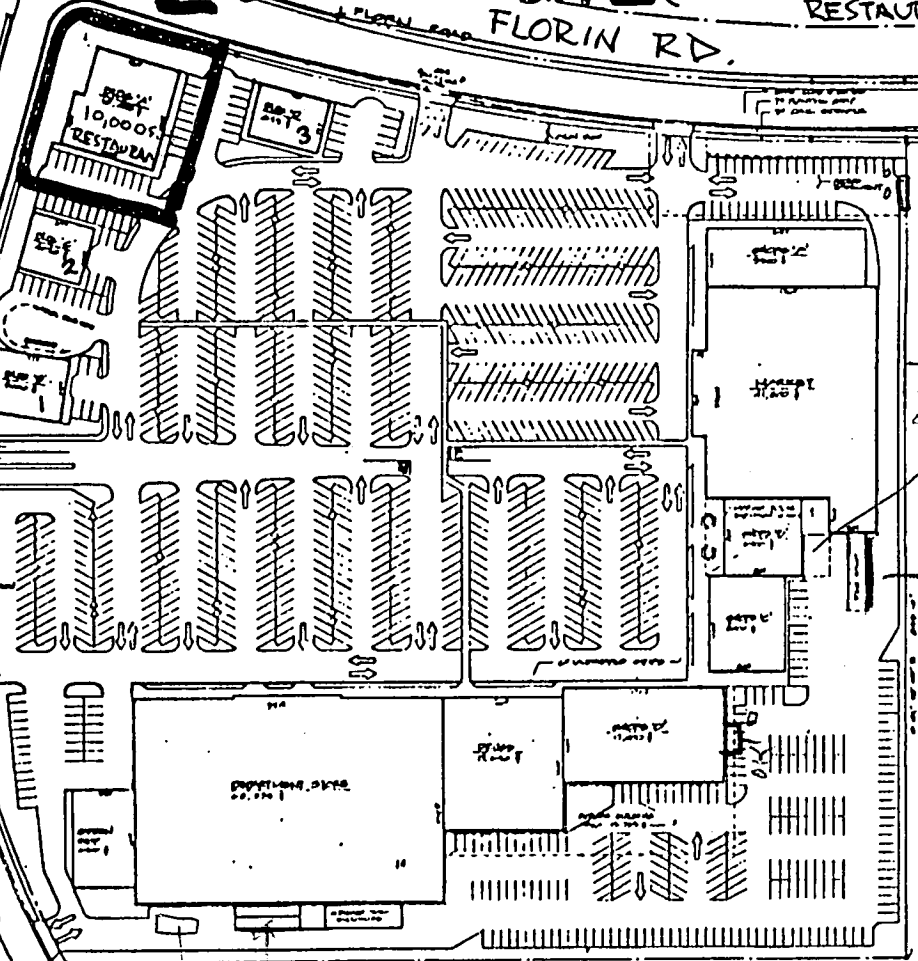
LAKECREST VILLAGE P.O.D.
SCHEMATIC PLAN

SUBJECT SITE

(REQUEST AMENDMENT FROM RESTAURANT TO FINANCIAL USE)

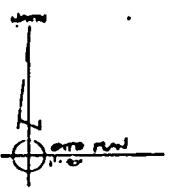
FLORIN RD.

GREENHAVEN DR.



UP
Schematic line on high rise building

LEGEND
SITE PLAN
BUILDING FOOTPRINT
PARKING SPACES
LANDSCAPING



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SITE PLAN

No.	Description	Area
1	LAKECREST VILLAGE	
2	10,000 SQ FT RESTAURANT	
3	PARKING SPACES	
4	LANDSCAPING	

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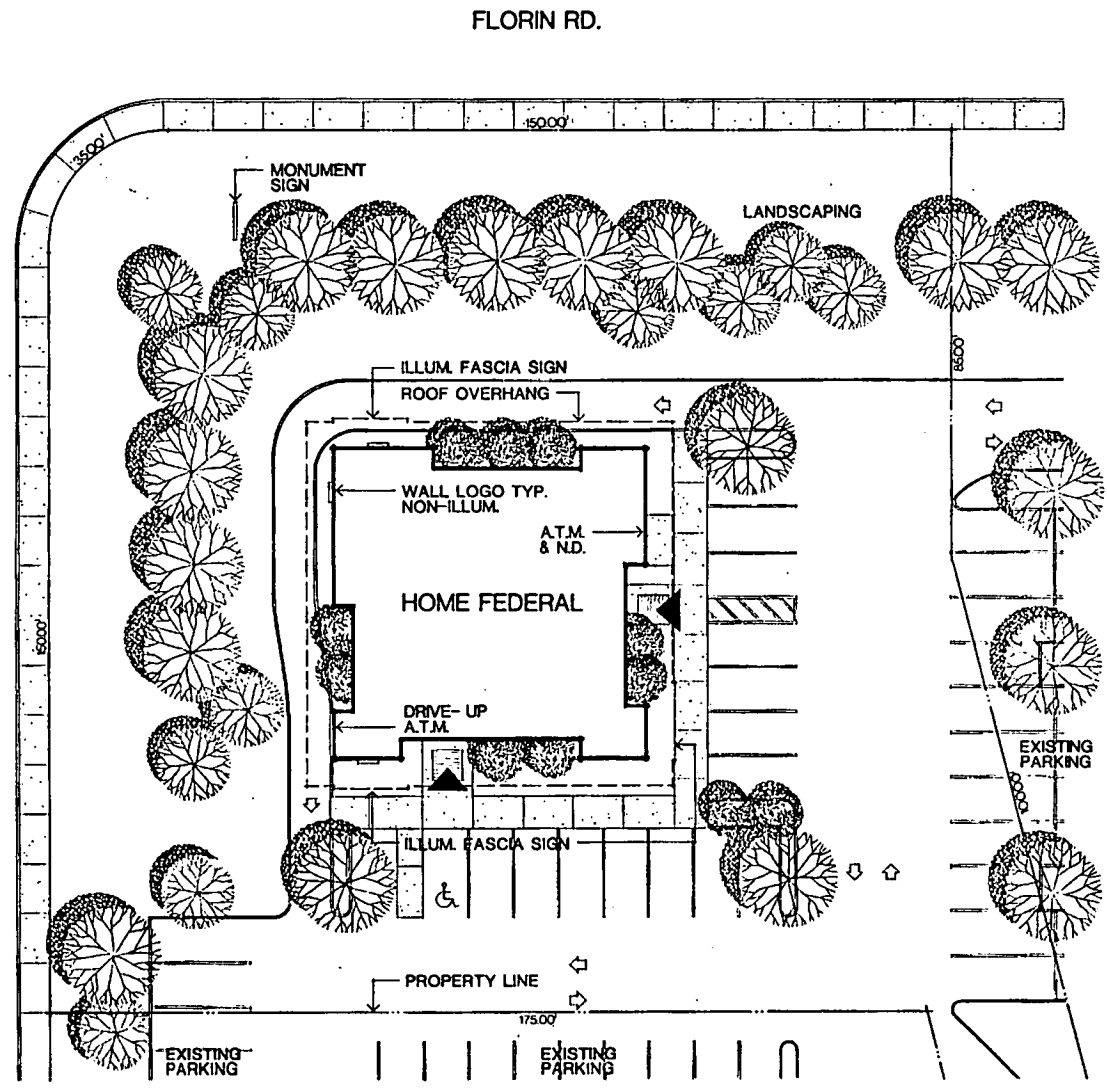
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No. 29

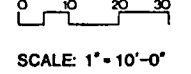
DONALD R. GOLDMAN & ASSOCIATES
ARCHITECTS AIA
3604 FOURTH AVE
SAN DIEGO 92103

P 83369

GREENHAVEN
BRANCH
SACRAMENTO, CA.

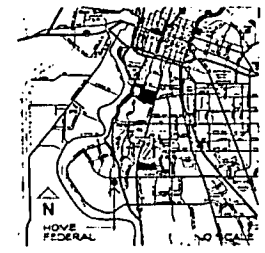


SITE PLAN



SCALE: 1" = 10'-0"

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LOCATION MAP

EXHIBIT "A"

11-13-83
SHEET NO.
SITE PLAN
DATE
DLR. 10-31-83
REVISION
SHEET 1 OF 3

P83-369

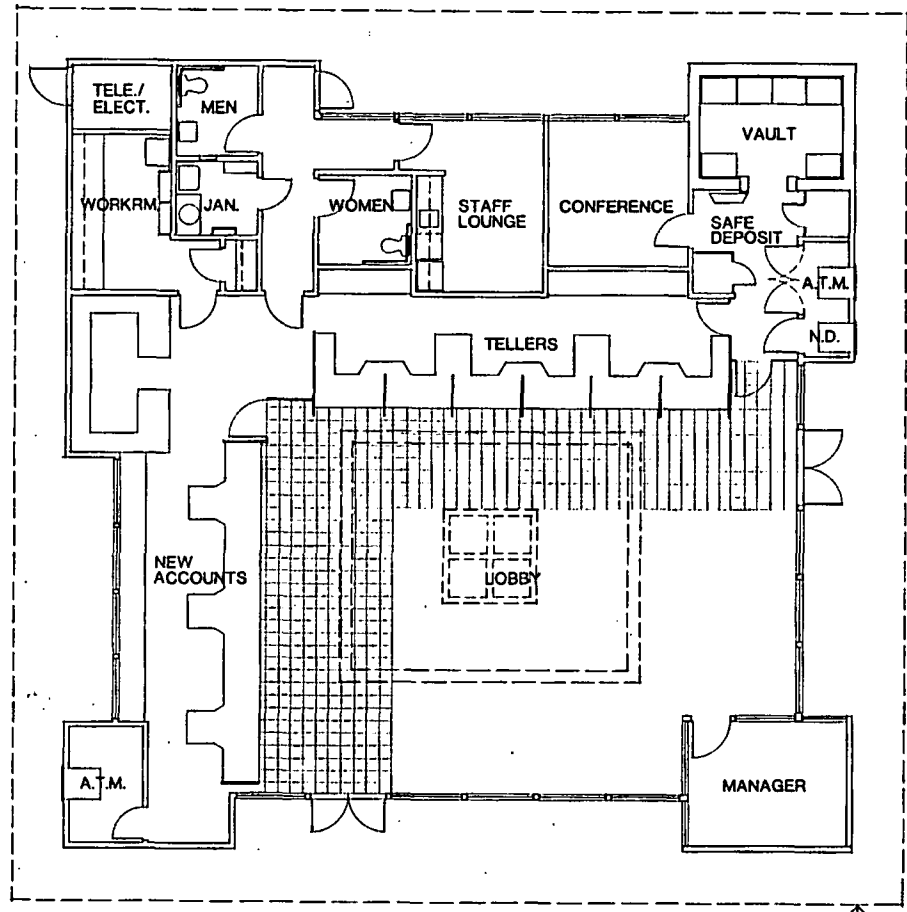
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No. 29

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3604 FOURTH AVE
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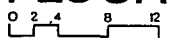
GREENHAVEN
BRANCH
SACRAMENTO, CA.



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FLOOR PLAN



SCALE: 1/4" = 1'-0"

NO. 29

SHEET TITLE
FLOOR PLAN

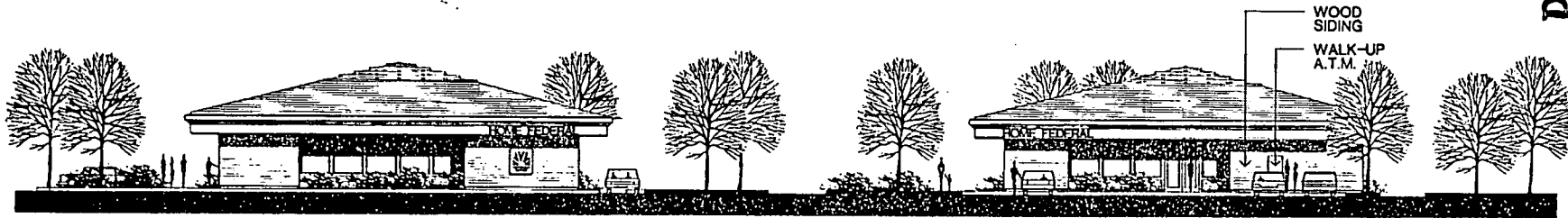
DATE
D.L.R. 10-31-83

SHEET 2 of 3

P 83-389

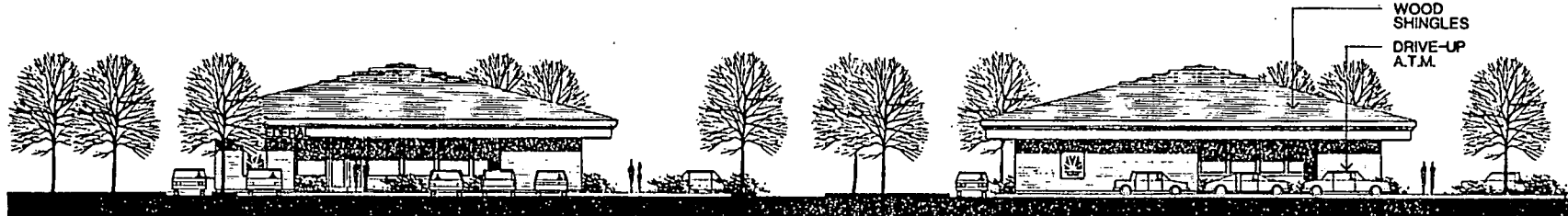
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No. 29



NORTH

EAST



SOUTH

WEST

ELEVATIONS

003099



SCALE: 1/8" = 1'-0"

P 83369

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 SAN DIEGO 92103

GREENHAVEN
 BRANCH
 SACRAMENTO, CA.

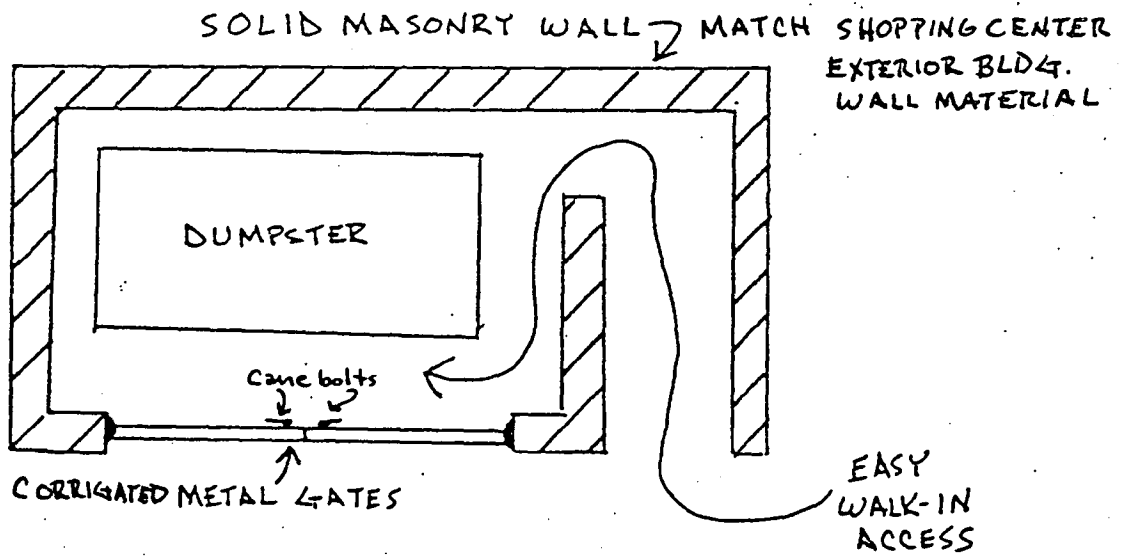


DATE
 ELEVATIONS

DATE
 10-8-83

SHEET 3 OF 3

SUGGESTED DESIGN MODIFICATION



* DRAWN NOT TO SCALE.

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