

CITY PLANNING COMMISSION

1231 STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	TDK Architects, Inc. 1545 River Park Drive #205, Sacramento, CA 95815		
OWNER	Placer Savings & Loan, 949 Lincoln Way, Auburn, CA 95634		
PLANS BY	TDK Architects, Inc. 1545 River Park Drive #205, Sacramento, CA 95815		
FILING DATE	6/8/87	ENVIR. DET.	EX 15061b.1. REPORT BY FG/vf
ASSESSOR'S-PCL. NO.	31-900-61		

APPLICATION: Plan Review of a 141,600+ sq. ft. shopping center.

LOCATION: Northwest corner of Windbridge Drive and Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 141,600+ sq. ft. shopping center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/office
1976 S. Pocket Community Plan Designation:	Commercial-Shopping Center
Existing Zoning of Site:	SC-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

	Setbacks	Required	Provided
North: Vacant; R-2AR	Front:	50'	50'
South: Condos; R-2BR	Side(int):	5'	29'
East : Vacant; R-2BR	Side(St):	50'	50'
West : Vacant; R-2AR	Rear:	15'	33'

Parking Required:	566 Spaces
Parking Provided:	567 Spaces
Property Dimensions:	Irregular
Property Area:	11.61± acres
Square Footage of Building:	141,600± sq. ft.
Height of Building:	35 ft. (2 stories)
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Wood frame with stucco ceramic tile

BACKGROUND INFORMATION: On June 28, 1984, the Planning Commission approved a General Plan and Community Plan amendment from residential to commercial/office, a rezone from R-1 and R-2B-R to SC-R and a tentative map for the subject site. The City Council subsequently approved the entitlements on August 21, 1984 (P84-125). The subject site is a portion of Lake Crest Village Subdivision #4 approved by the City Council on April 17, 1979 (P8499).

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

A. Land Use/Zoning

The subject site consists of a vacant 11.6_± acre lot which is zoned shopping center - review (SC-R). The lot is designated for commercial/shopping center uses in the 1976 South Pocket Community Plan. Surrounding uses include single family and undeveloped lots.

B. Site Design

The site will be constructed around a 43,200_± sq. ft. anchor store (Bel Air Market) with various size shops (1,200 to 5,800_± sq. ft.) located adjacent to the anchor store along the north property line and along the west side of the property. Two separate building pads are located along the Rush River Drive frontage. A portion of the shopping center will be constructed around an open plaza area which will contain planters, a kiosk, drinking fountain, benches and a water fountain. The complex would be open 9:00 a.m. to 11:00 p.m.

C. Setbacks/Landscaping

The shopping center zone requires a 50 ft. setback along all street frontages. The proposed site plan indicates a 50 ft. building setback. The site would be landscaped with various evergreen and deciduous trees, shrubs and groundcover. Staff recommends that a minimum 25 foot landscape strip be provided along the street frontages. In addition, since the interior property line adjoins a residential zone, staff suggests that a six foot wide planter strip be provided for trees to screen the rear of the shopping center buildings.

D. Parking

A total of 567 parking spaces have been indicated on the site plan. This amount is only one space more than is required by the zoning ordinance (141,600 sq. ft. divided by 250 = 566). Truck parking and delivery areas are located at the rear of the complex buildings. The site plan does not indicate the location of on-site bicycle parking facilities. A total of 23 bicycle parking spaces would be required with 25 percent of the spaces being Class I parking facilities and the remainder being either Class II or III facilities.

E. Lighting/Fencing

The site plan indicates a six foot high solid masonry wall along the entire interior property line. This fence is probably inadequate to screen the shopping complex and the delivery activities at the rear of the complex from future residential uses to the north. Staff recommends that the wall be constructed to a height of eight feet so as to buffer the future residential uses from the shopping center. A step-down design from eight ft. to six ft. to three ft. (wall height) should be provided near the streets. Staff also notes that perimeter lighting is indicated on the site plan. All on-site lighting should be directed away from adjacent residential uses or shielded so as to reduce reflected glare on adjacent uses.

F. Building Design

The proposed building would be single story with the exception of the plaza entrance off of the Windbridge Drive frontage which will have a two-story entryway (35 ft. high). The buildings would be wood frame with exterior white plaster stucco. Muted blue tile would be provided to accent the buildings. The buildings will have a total of 141,600 sq. ft. of gross floor area.

G. Signage

The site plans indicate that monument signs will be located on each street frontage. Staff recommends that these signs identify the shopping center complex. The signs shall comply with sign ordinance standards and shall not be located closer than 10 feet from the property line. All lettering shall be individual letters. No metal plastic signs will be allowed. All attached signs shall comply with the sign ordinance standards. Sign copy shall be individual letters and no metal plastic signs will be allowed. Staff recommends that an overall sign program be developed for the complex and submitted to Planning staff for review and approval prior to issuance of any sign permit.

H. Trash Enclosures

Trash enclosures are indicated on the site plan at the rear of the complex. All enclosures shall comply with the trash enclosure standards of the zoning ordinance.

I. Other Agency Comments

The City Fire Department, Traffic Division and Public Works Department have reviewed the proposed project. They had no comments.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15061b.1)

RECOMMENDATION: Staff recommends the following action:

Approve the plan review subject to conditions and based on findings of fact which follow:

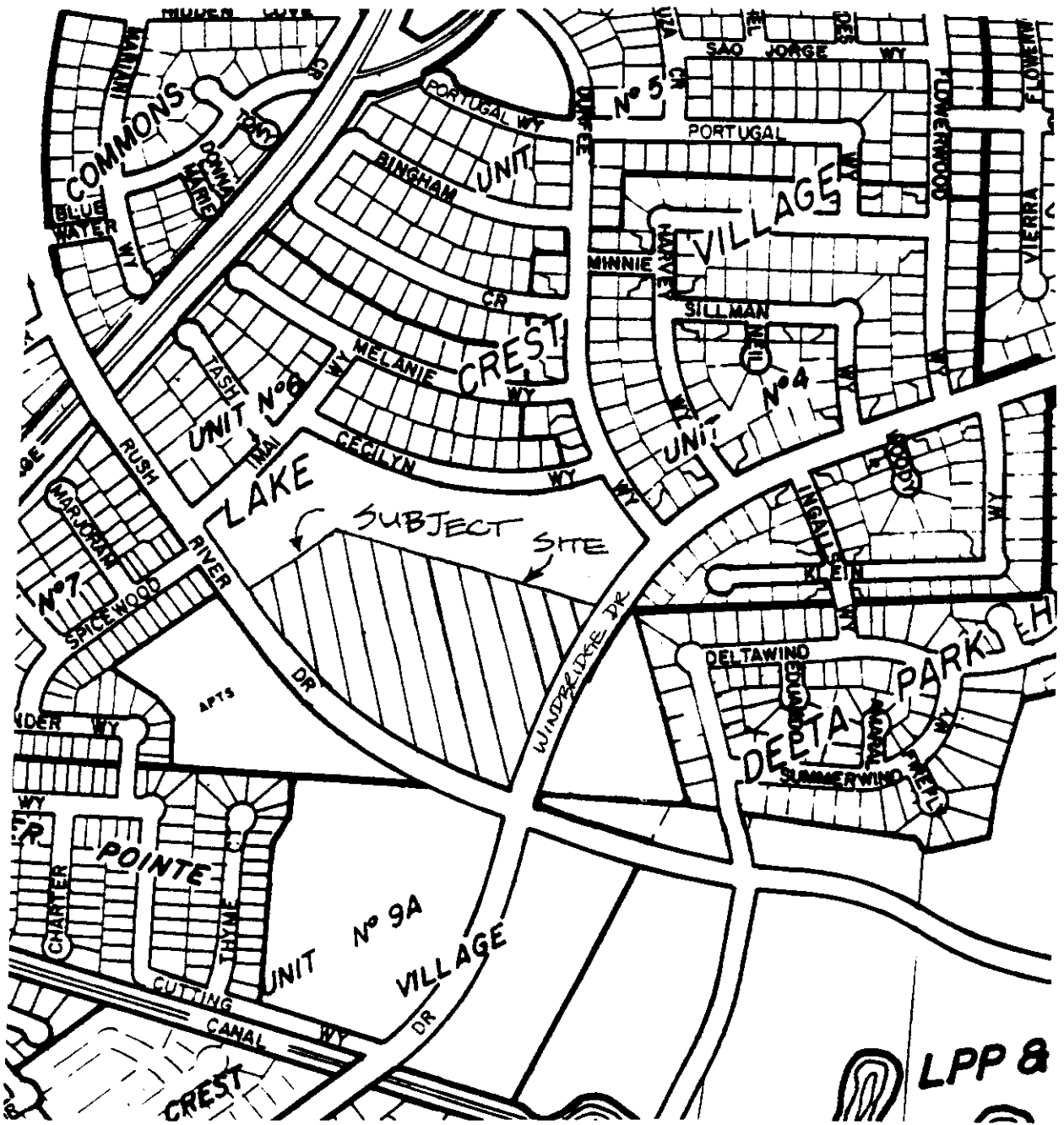
Conditions

1. The applicant/developer shall submit a complete sign program for the entire shopping center complex to the Planning Director for review and approval prior to issuance of any sign permits.
2. All on-site signs shall be individual letters and no metal plastic place signs will be allowed.
3. On-site monument signs shall be setback 10 feet from the property line and there shall be only one monument sign per street frontage.
4. No signs shall be attached to the rear of the buildings adjacent to the residential properties to the north and west.
5. A minimum 50 ft. building setback shall be maintained along the street frontages.
6. A minimum 25 ft. landscape strip shall be provided along the street frontage and the landscape strip shall have a three ft. high continuous berm.
7. A landscape/planter strip shall be provided along the interior property line and shall be of a size which can accommodate shade trees on thirty foot centers (minimum six foot wide dirt area).
8. The applicant/developer shall provide 23 bicycle parking spaces on-site with 25 percent of the spaces being Class I facilities and the remainder being either Class II or III facilities.
9. All on-site lighting shall be shielded so as not to reflect or produce glare on any residentially zoned property.

10. An eight ft. high solid masonry wall shall be constructed along the interior and rear property line. This wall shall contain a step-down design from eight ft. to six ft. to three ft. within 50 feet of the streets. This wall shall consist of a decorative design and shall be reviewed and approved by the Planning Director.
11. The applicant shall comply with the 50 percent parking lot shading requirement.
12. The applicant shall comply with the trash enclosure standards of the zoning ordinance.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed shopping center is compatible with the proposed commercial land uses; and the project is located at the intersection of two major streets.
2. The project, as conditioned, will not be injurious to the health, safety or welfare nor to surrounding properties in that adequate landscaping, parking, signage and setbacks will be provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial/shopping center use by the 1976 South Pocket Community Plans and the proposed warehouse use conforms with the plan designation.



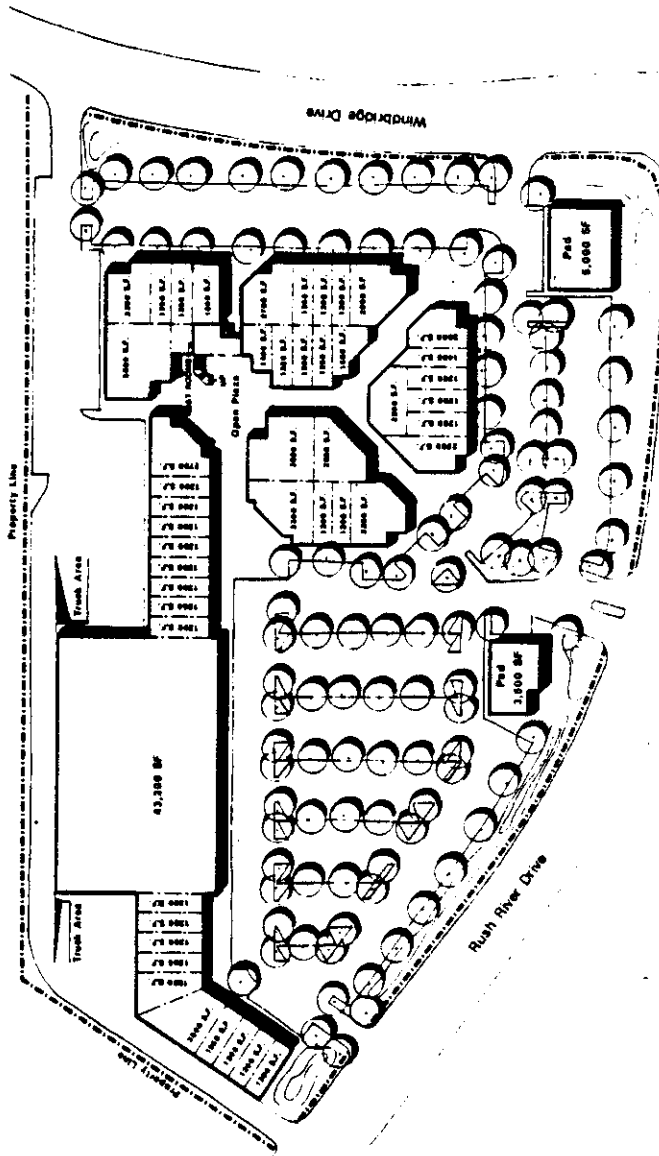
VICINITY MAP

P87-273

7-9-87

Item 20

P87-273



7-9-87

Master Plan

PROMENADE

A Commercial / Retail Development

TDX Architects & Planners

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 Suite 203
 Minneapolis, MN 55412
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THE ARCHITECTS AND PLANNERS HAVE CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND CONSIDERED THE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING ENVIRONMENT. THE ARCHITECTS AND PLANNERS HAVE CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND CONSIDERED THE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING ENVIRONMENT. THE ARCHITECTS AND PLANNERS HAVE CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND CONSIDERED THE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.

MASTER PLAN

Scale: 1" = 60'-0"

Item 20

