

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM #3
August 25 ~~July 28~~, 1994
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P94-020 - TOYS "R" US

- REQUEST:
- A. Negative Declaration
 - B. Special Permit to expand an existing retail building to exceed 40,000 square feet for a 53,573 square foot building on 3.6± developed acres in the General Commercial (C-2) zone.
 - C. Variance to waive 34 required on-site parking spaces for a 10,655 sq.ft. Toys "R" Us expansion on 3.6± developed acres in the General Commercial (C-2) zone.

LOCATION: 1919 Arden Way
277-0160-042
Arden Arcade
Council District 3

APPLICANT:	Casco Corp., Mary Sauder, (805)683-4776 5276 Hollister Ave. #152, Santa Barbara CA. 93111
OWNER:	Atomic Investments, Inc. 3200 B4-2 Highland Ave. National City CA. 91950
PLANS BY:	Casco Corp., 5276 Hollister #152, Santa Barbara CA. 93111
APPLICATION FILED:	February 25, 1994
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION: The applicant proposes to expand an existing retail building to exceed 40,000 square feet for a 53,573 square foot building on 3.6± developed acres within the Arden Fair Mall vicinity. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the expansion of the use and the waiver of parking spaces requested to accommodate the additional square footage. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies regarding commercial uses in the area and the compatibility of land uses existing and proposed in the area, particularly along Arden Way.

01606

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Community Plan Designation:	Arden/Arcade
Existing Land Use of Site:	Toys "R" Us, Restaurant
Existing Zoning of Site:	C-2

Surrounding Land Use and Zoning:

North: residential, R-1
 South: commercial, C-2
 East: restaurant, C-2
 West: commercial, C-2

Setbacks: Required Provided

Front:	15'	225'
Side(Ethan):	5'	60'
Side(West):	0'	20'
Rear:	25'	185'

Property Dimensions:	irregular
Property Area:	3.65± gross acres
Square Footage of Building:	Existing: 42,918 sq.ft. Expansion: <u>10,655</u> sq.ft. Total: 53,573 sq.ft.
Height of Building:	27', 1 story
Exterior Building Materials:	Concrete tilt-up/panels & ceramic tile
Roof Material:	Built-up
Parking Provided On Existing Parcel:	169 spaces
Parking Required For Existing Uses:	
Restaurant Use:	39 spaces (116 seats/1:3 seats)
Toys "R" Us/Warehouse:	17 spaces (17,000 sq.ft./1:1000)
Toys "R" Us/Retail:	104 spaces (25,918 sq.ft./1:250)
Parking Required For Expansion:	43 spaces (10,655 sq.ft./1:250) <u>9 space credit</u> 34 spaces required
Parking Spaces Waived For Expansion:	34 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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	Building Division
Sign Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed expansion of Toys "R" Us is consistent with the General Plan land use designation and the City's policy to maintain and strengthen viable shopping districts throughout the City. Policy language in the General Plan also promotes the reuse of existing shopping centers. The waiver of parking will not be in conflict with existing policy since sufficient bus and shuttle service is available to the site and reciprocal parking agreements are in place throughout the entire commercial shopping center. The conditions placed on the project will enhance the design of the existing Toys "R" Us building and the expansion will retain the commercial value and stability of Toys "R" Us.

B. Site Plan Design/Zoning Requirements

1. Expansion of Toys "R" Us

The subject site is located in the General Commercial (C-2) zone. The C-2 zone allows commercial developments by right, provided they do not exceed 40,000 square feet. The applicant wishes to increase the existing 42,918 square foot Toys "R" Us building by adding an additional 10,655 square feet. With the expansion, the building will total 53,573 square feet. The applicant is, therefore, requesting a Special Permit to exceed the 40,000 square feet of retail allowed. The expansion includes removing the existing loading dock at the rear and replacing it with a new 936 square foot dock along the east side of the building (see Exhibit C-1). The expansion also includes the construction of a 1,000 square foot vestibule to be placed in the front of the building and an additional 4,453 square feet of retail space, on the lower level, at the rear of Toy's "R" Us and 4,266 square feet, on the upper level at the rear, for the new storage area. Staff has no objection to this Special Permit request. The additional retail space and new vestibule and loading dock area will be an upgrade for the use. The new loading dock location will allow for better loading and unloading services and will not hinder the overall vehicle circulation around the store. The vestibule provides for an open hallway/corridor which will improve the entrance into the store and the additional retail space will bring more stock

outside of storage to better serve patrons visiting the site.

2. Setbacks

Section 3-C-24 in the City Zoning Ordinance requires that buildings in a C-2 zone provide a 15 foot building setback along the front property line (Alta Arden Way), a five foot building setback along the street side (Ethan Way) and a 25 foot building setback from the rear property line if the building is adjacent to residentially zoned property. Because the interior side (west) of the building is adjacent to a C-2 zone, no interior building setback is required along the west property line. The building is setback 20 feet from the interior side (west) property line. The additional square feet will meet the required setbacks. Therefore, no encroachment nor intrusion will result from the new expanded areas. Additionally, the expanded areas will not conflict with existing parking nor vehicle circulation patterns throughout the shopping center. The new setbacks for the expansion area will be compatible with the surrounding setbacks.

The site plan indicates that a new trash enclosure will be located near the new loading area. The new trash enclosure must comply with the City's Trash Enclosure requirements and Recycling Ordinance.

3. Parking/Circulation

The Zoning Ordinance requires a minimum of 203 on-site parking spaces for the existing restaurant, Toys "R" Us and additional 10,655 sq.ft. for Toys "R" Us. There are currently 169 parking spaces on-site. The existing uses have a surplus of 9 parking spaces currently on site.

The additional 10,655 square feet proposed is required to meet the current parking requirement established in the City's Zoning Ordinance. A total of 43 parking spaces less the nine (9) space surplus is, therefore, required for the additional square footage. The 43 parking space calculation is based on a total of 10,655 square feet of retail space since the current storage area will be incorporated into retail space. The applicant is requesting a Variance to waive 34 of the required parking spaces on-site for the proposed expansion.

Outlined below is a breakdown of the existing and required number of parking spaces on both the subject site (Toys "R" Us & Two Guys From Italy Restaurant) and the adjacent lot (Best & Burger King restaurant). Exhibit C-4 depicts the location and parking areas for each of the uses.

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EXISTING USE**PARKING REQUIRED**

Lot 1: Burger King (106 seats)	35 parking spaces (1 space per 3 seats)
Lot 1: "Best" (33,000 sq.ft. warehse) (33,546 sq.ft. retail)	33 parking spaces (1:1000 ratio) 134 parking spaces (1:250 ratio)
Lot 2: Toys "R" Us (17,000 sq.ft. wshse) (25,918 sq.ft. retail) Expansion (10,655 sq.ft.)	17 parking spaces (1:1000 ratio) 104 parking spaces (1:250 ratio) 43 parking spaces (1:250 ratio)
Lot 2: Two Guys From Italy (116 seats)	39 parking spaces (1 space per 3 seats)

TOTAL SPACES REQUIRED:**405 PARKING SPACES****TOTAL SPACES ON-SITE (lots 1&2):****308 PARKING SPACES (139 lot 1/ 169 lot 2)**

Of the 405 parking spaces that would be required if the current standards were applied, for the existing uses on lots 1 & 2 combined, only 308 parking spaces are located on the lots. Clearly, there is a shortage of parking spaces required under the City's current parking requirements for the above uses. Although the parking requirement is not met, staff observed that there was available parking between the two lots combined, during business hours. In addition, a reciprocal access agreement has been recorded to grant each business [Best, Toys "R" Us, Burger King and Two Guys From Italy Restaurant] within the shopping center, a non-exclusive parking easement (reciprocal access) over the paved parking areas upon each business's property.

Currently, patrons visiting Toys "R" Us park where spaces are available throughout the entire shopping center. In addition, many of the patrons are already parked to visit other stores at the mall. The additional retail space proposed for Toys "R" Us will not create a significant demand for additional parking since reciprocal access agreements are in place, parking is available on the subject site and the increase square footage will not draw additional patrons to the site. The additional square footage will bring forth minimal patrons, thereby will not generate a significant need for more parking on the site. Waiving 34 parking spaces will not generate a parking problem nor will vehicle stacking and/or inadequate vehicle circulation result from the reduction. To minimize potential parking problems the applicant may be required to obtain a Transportation Management Plan (TMP) which could include items such as bicycle parking, showers, bus passes, vanpool etc. Staff, therefore, feels that adequate parking will be available to serve the

additional square feet of retail proposed.

With the relocation of the loading dock, five existing on-site parking spaces will be restriped and reconfigured as depicted on the attached site plan. The new striped parking spaces must be in place prior to issuance of a final building permit for the expansion. The existing parking areas are adequately striped and provide for sufficient pedestrian and vehicle circulation. The Zoning Ordinance requires one bicycle parking space for the proposed expansion. There are existing bicycle parking spaces on the site. With the new addition (vestibule), a minimum of one bicycle parking space must be provided on the site and must be in place prior to issuance of final building permits.

4. Landscaping

There are existing landscape planters along the perimeter of the site which front onto Alta Arden Way and Ethan Way. The City's 50 percent shading requirement is required when a new parking lot is constructed and/or expanded. The City's Tree Ordinance which requires the 50 percent shading was adopted in 1983 which was after the construction of Toys "R" Us parking lot. Therefore, Toys "R" Us will not be required to comply with the shading requirement.

5. Signage

No new signage is proposed at this time. The applicant has, however, indicated that they were planning to speak with the adjacent restaurant to possibly combine both Toys "R" Us and Two Guys From Italy Restaurant signage into one monument sign. Staff did note that the existing attached signage will be replaced as a result of the new vestibule. The new attached signage which identifies Toys "R" Us must not be replaced with larger letters and/or logo. If the applicant wishes to modify any attached and/or detached signage on the site, a Variance must be obtained from the City Planning Commission, if sign requirements are not met.

C. Building Design

The applicant proposes to construct the expansion with tilt-up concrete with ceramic tile color band. The height of the new expansion will be 27 feet high with a built-up roof. The colors will be grey and white with red, blue, yellow, and green ceramic tile color bands. The Design Review staff have recommended that the new colored bands must be carried around on all four elevations of the building (new & existing building area). This modification should be indicated on the revised elevations for review and approval of Planning staff prior to the issuance of Building Permits.

01611

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. Summary of Agency Comments

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

1. Fire Department

The Fire Department requested that the existing sprinkler system be extended to serve the new expansion and the expansion must not block existing fire connections or access.

2. Transportation Division

The Transportation Division commented on the potential problem with vehicle access to the new loading dock. The applicant subsequently provided additional information to the Transportation Division regarding the number of delivery trucks and the time of day and maneuvering. The Transportation Division's concern has since been resolved by the applicant.

3. Engineering Development Services Division

The Engineering Development Services Division had no comments regarding the expansion.

4. Building Department

The Building Department indicated a Building Permit is required for the new expansion and loading dock area and both components must meet all Building Codes.

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

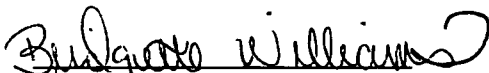
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RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving a Special Permit to expand an existing retail to exceed 40,000 square feet for 53,573 square foot building.
- C. Adopt the attached Resolution approving a Variance to waive 34 required parking spaces on-site.

Report Prepared By,

Report Reviewed By,


 Bridgette Williams
 Associate Planner



 Scot Mende
 Senior Planner

Attachments

- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Resolution Approving Special Permit
- Exhibit C-1 Site Plan
- Exhibit C-2 Floor Plans
- Exhibit C-3 Elevations
- Exhibit C-4 Site Plan/Lots 1 & 2
- Attachment D Resolution Approving Variance

01613



VICINITY MAP

SEE CAL MAP EXPO NO. 2

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