

CITY PLANNING COMMISSION

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

APPLICANT	Peter Bollinger, 117 'J' Street, Sacramento, CA 95814		
OWNER	Florin 5 Developers, 615-10th Street, Sacramento, CA 95814		
PLANS BY	Leslie R. Petersen, Sacramento, CA		
FILING DATE	10-22-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	11-12-82	EIR	ASSESSOR'S PCL. NO. 031-050-79

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop a 3,500 square foot financial institution within the Lake Crest Village PUD
 3. Special Permit for a drive through window

LOCATION: Southwest corner Florin Road and Greenhaven Drive

PROJECT INFORMATION:

General Plan Designation: Commercial and Offices
South Pocket Specific Plan Designation: Commercial; Shopping Center
Existing Land Use of Site: Shopping Center

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Vacant; OB-R
East: Vacant; OB-R
West: Offices, Vacant & Multiple-family; OB-R and R-2B

Square Footage of Proposed
Financial Institution: 3,500 square feet

BACKGROUND INFORMATION: On July 9, 1981 the Commission approved a special permit extension (P-9443) which included the entitlements for the proposed financial institution and drive-through use. The applicant failed to secure building permits within the one-year period of the extension. Therefore, the applicant is requesting a new special permit for these uses.

STAFF EVALUATION: Staff is not opposed to the financial institutional use at the proposed location. The design of the structure is similar to and compatible with the other shops and banks within the Lake Crest Shopping Center.

The drive-through area has been relocated to the north side of the building from the west side as was previously approved by special permit P-9443. The shifting of this area has also necessitated a change in the circulation pattern. The Traffic Engineering Department has reviewed these changes and anticipates no adverse impacts. The square footage of the facility has likewise been altered from 5,000 gross square feet to 3,500 gross square feet.

Other than the above mentioned changes, the current request is substantially the same as the previously approved requests. However, staff does have the following comments in regard to certain aspects of this request.

1. No signage has been submitted in conjunction with the application. Therefore, staff requests that a signage program be submitted for staff review and approval prior to the issuance of building permits.
2. The site plan indicates a trash enclosure will be located in the front of the building at the southwest corner. Staff requests that the applicant relocate this enclosure to the rear of the building and submit detailed drawings which indicate the design and color of this structure prior to building permit issuance.
3. The proposed project is subject to the City's 50 percent shading requirement. Staff recommends that the applicant submit detailed landscape and irrigation plans for the review and approval of the Planning Director and that such plans address landscaping for the entire site, including planting material to visually soften or screen the trash enclosure.

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 upon Findings of Fact which follow;
3. Approval of the Special Permit for a drive through window subject to conditions and based upon Findings of Fact which follow.

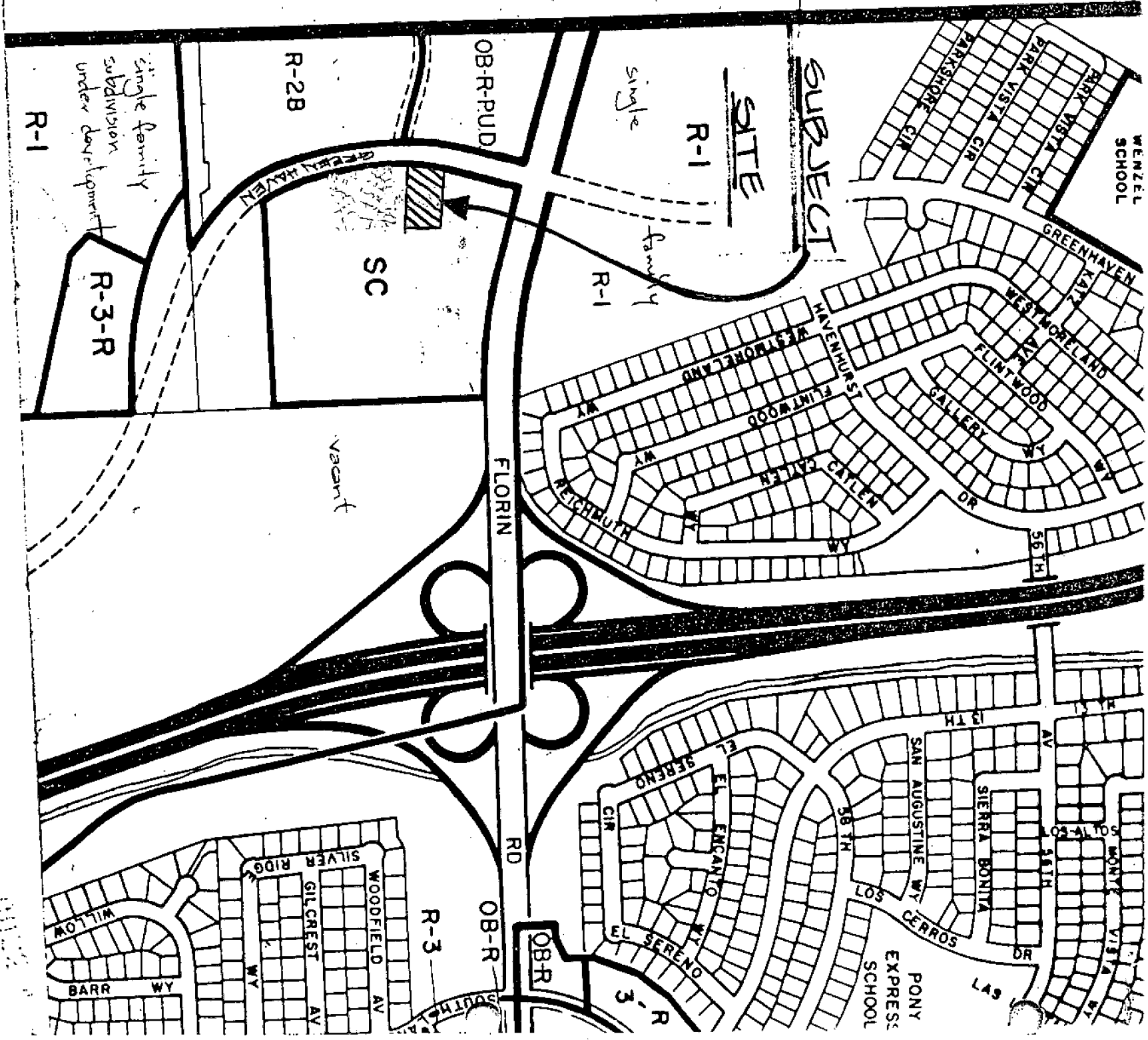
Conditions

- a. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director prior to issuance of building permits. These plans shall include the following:
 - 1) compliance with the 50 percent shading requirement;
 - 2) landscaping around the trash enclosure to help soften or screen this structure;
 - 3) a variety of ground cover and trees, including 15 and five-gallon specimens.
- b. The applicant shall submit a detailed sign program for the review and approval of staff prior to the issuance of building permits. If a detached sign is requested it shall be of a low monument type of a maximum height of eight feet and a minimum distance of 10 feet from all adjacent property lines.
- c. The trash enclosure shall be relocated to the rear of the building and designed so that the doors do not open towards Greenhaven Drive;
- d. The applicant shall submit detailed drawings of the trash enclosure for review and approval of the Planning Director prior to the issuance of building permits.

Findings of Fact

- a. The proposed financial institution and accessory drive through is based upon sound principles of land use in that the uses are complimentary to those uses located in the shopping center and consistent with the PUD guidelines.

- b. The proposed use, as conditioned, is not detrimental to the public health, safety or welfare in that the nature of the proposed use is such that it will provide necessary banking services to the surrounding area.
- c. The special permit recommendations are consistent with the goals and objectives of the General Plan, the South Pocket Specific Plan and the Lake Crest Village PUD in that:
 - 1) the proposed use is either designated or permitted for this location by each plan; and
 - 2) the proposed use provides typical community services.

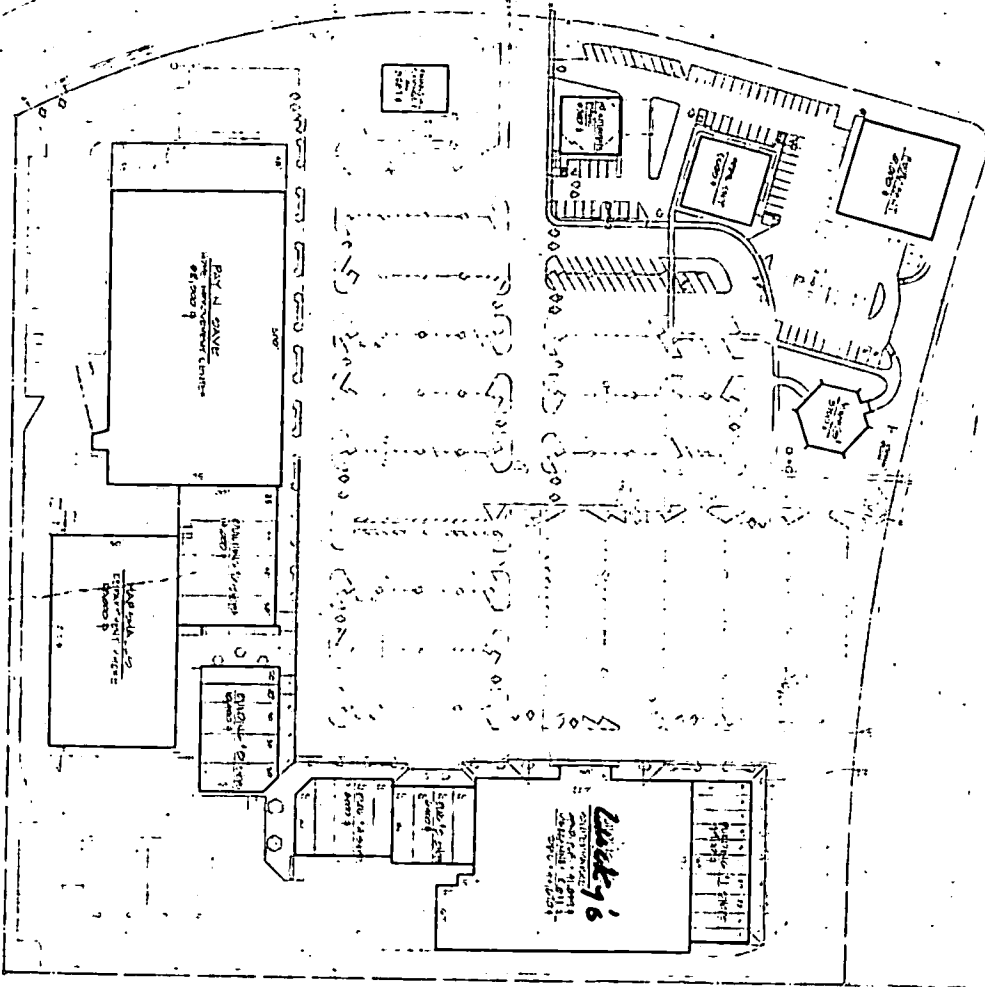


LOCATION PLAN
 NOT TO SCALE

Item

002289


002280



LEGEND

APPROXIMATE SQUARE FOOTAGE:
 TOTAL APPROXIMATE SQUARE FOOTAGE: 208,547 sq. ft.
 APPROXIMATE SQUARE FOOTAGE PER LOT: 208,547 sq. ft.
 APPROXIMATE SQUARE FOOTAGE PER LOT: 208,547 sq. ft.

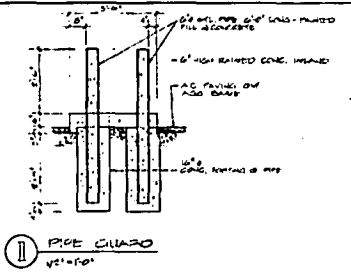
EXISTING SITE PLAN

	LESLIE R. PETERSON / ASSOCIATES ARCHITECTS SACRAMENTO, CALIFORNIA	LAKE CREST VILLAGE SHOPPING CENTER FLOOM ROAD & GREENHAVEN DRIVE SACRAMENTO, CALIFORNIA	SHEET NO. 1 TOTAL SHEETS 1
	DATE: 11-24-82 SCALE: AS SHOWN	DRAWN BY: [] CHECKED BY: [] APPROVED BY: []	PROJECT NO.: [] CLIENT: []

P82-245

No. 15

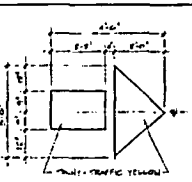
163209



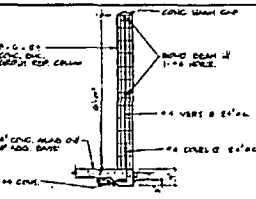
1 PILE GUARD 1/2" = 1'-0"



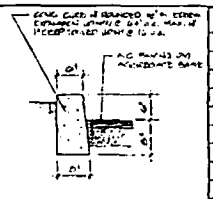
2 HANDICAPPED LOGO 1/2" = 1'-0"



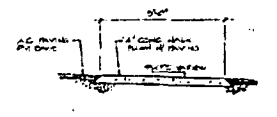
3 DIRECTION ARROW 1/2" = 1'-0"



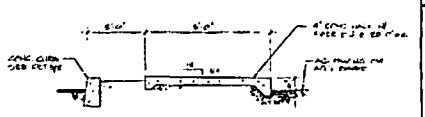
4 TRASH ENCLOSURE DETAIL 1/2" = 1'-0"



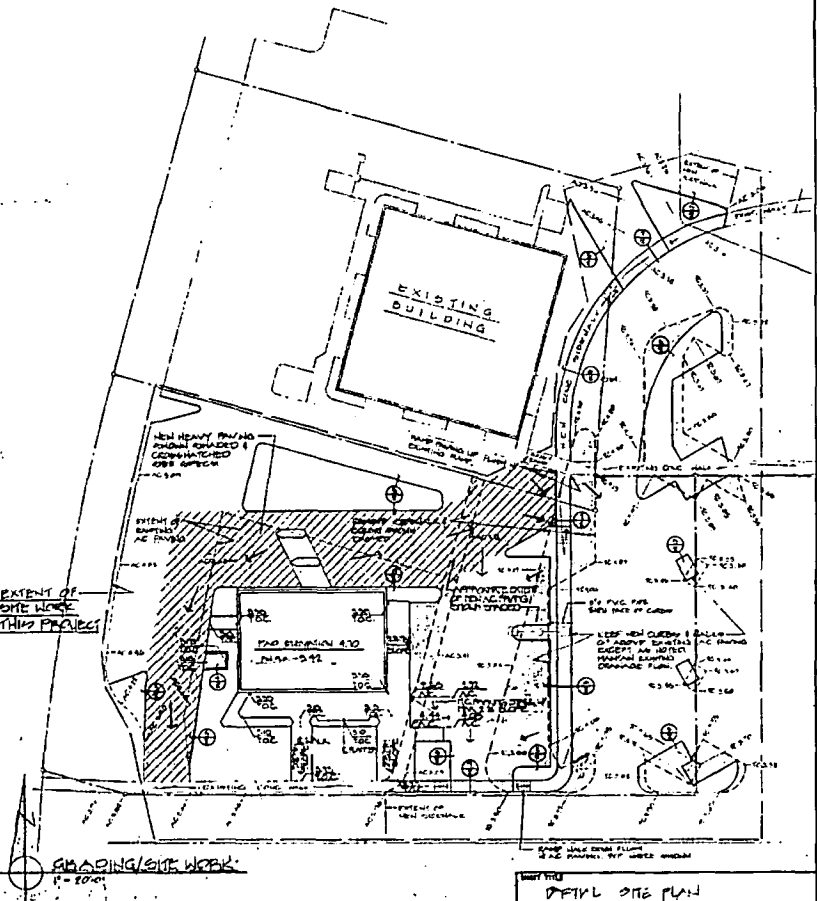
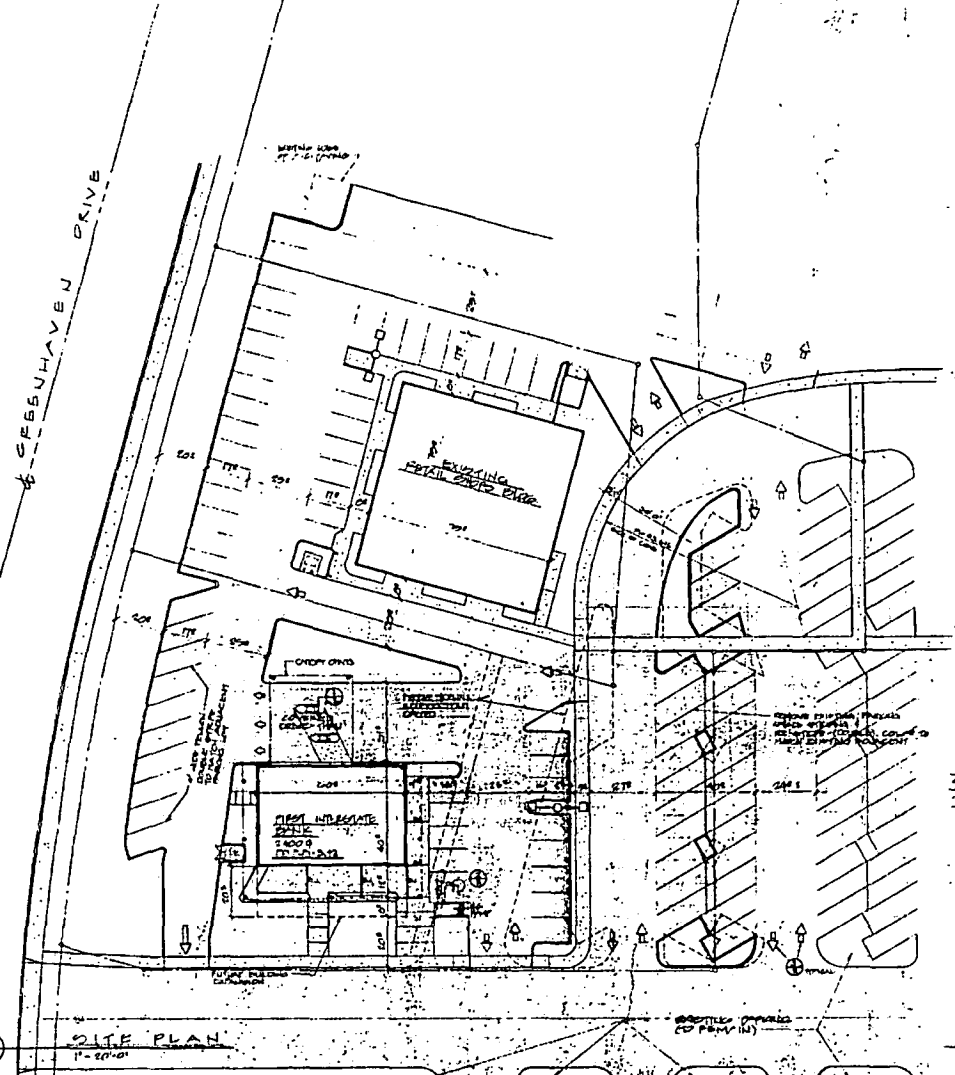
5 CONC. CURB 1/2" = 1'-0"



7 WALK & DRIVE SECTION 1/2" = 1'-0"



6 WALK/PLANTER SECTION 1/2" = 1'-0"



NO.	DESCRIPTION	DATE
1	PRELIMINARY	
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15		

THE INTERIOR BRANIC
 AT LEEB STREET, MILLERS BRIDGE, GAITHER
 BROTHERS, CALIFORNIA

LESLEI S. PETERSON / ASSOCIATES

JUNE 7/1982
 1/20
 1/20
 1/20

2-22

11-24-82

11-24-82

No. 15

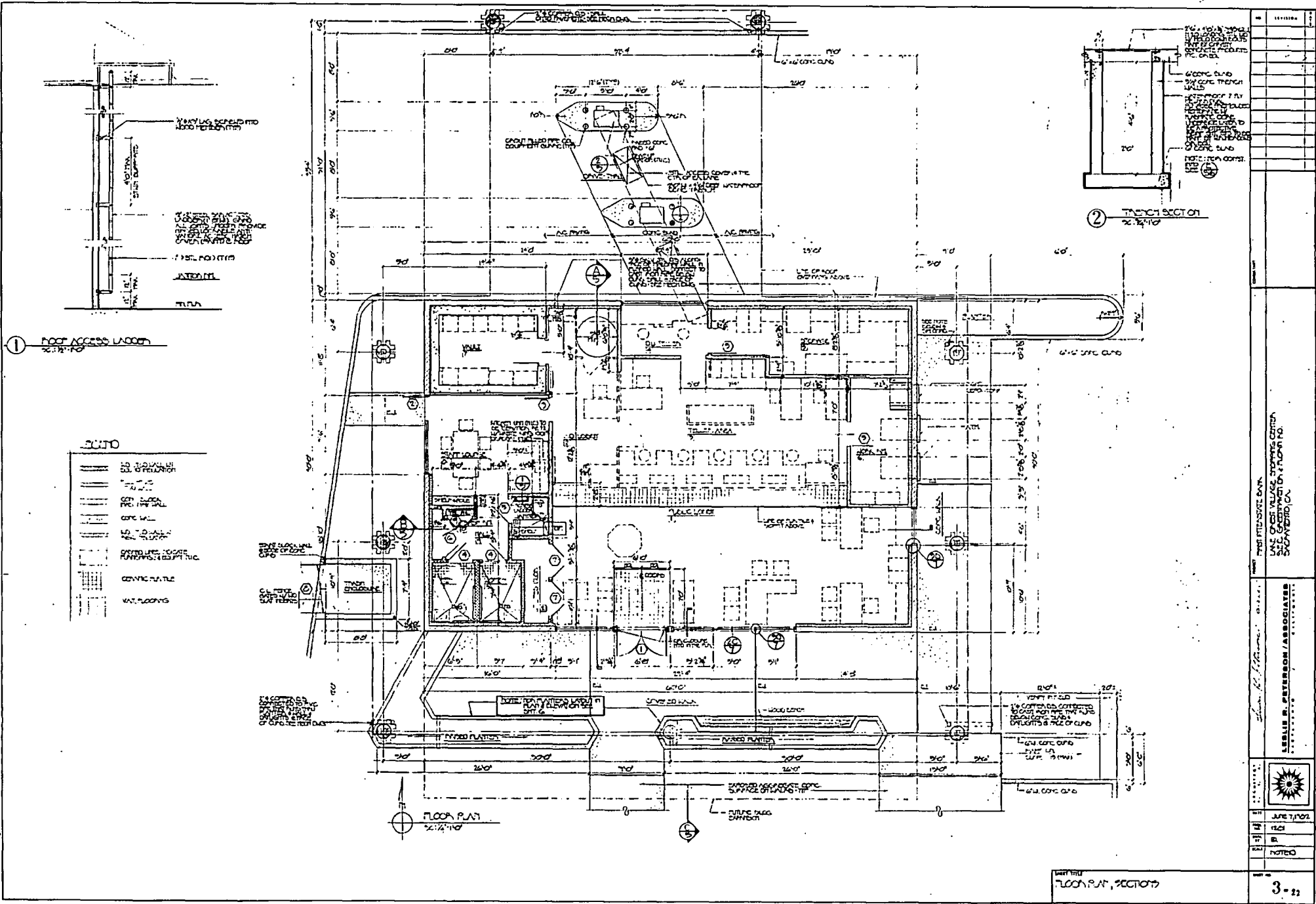
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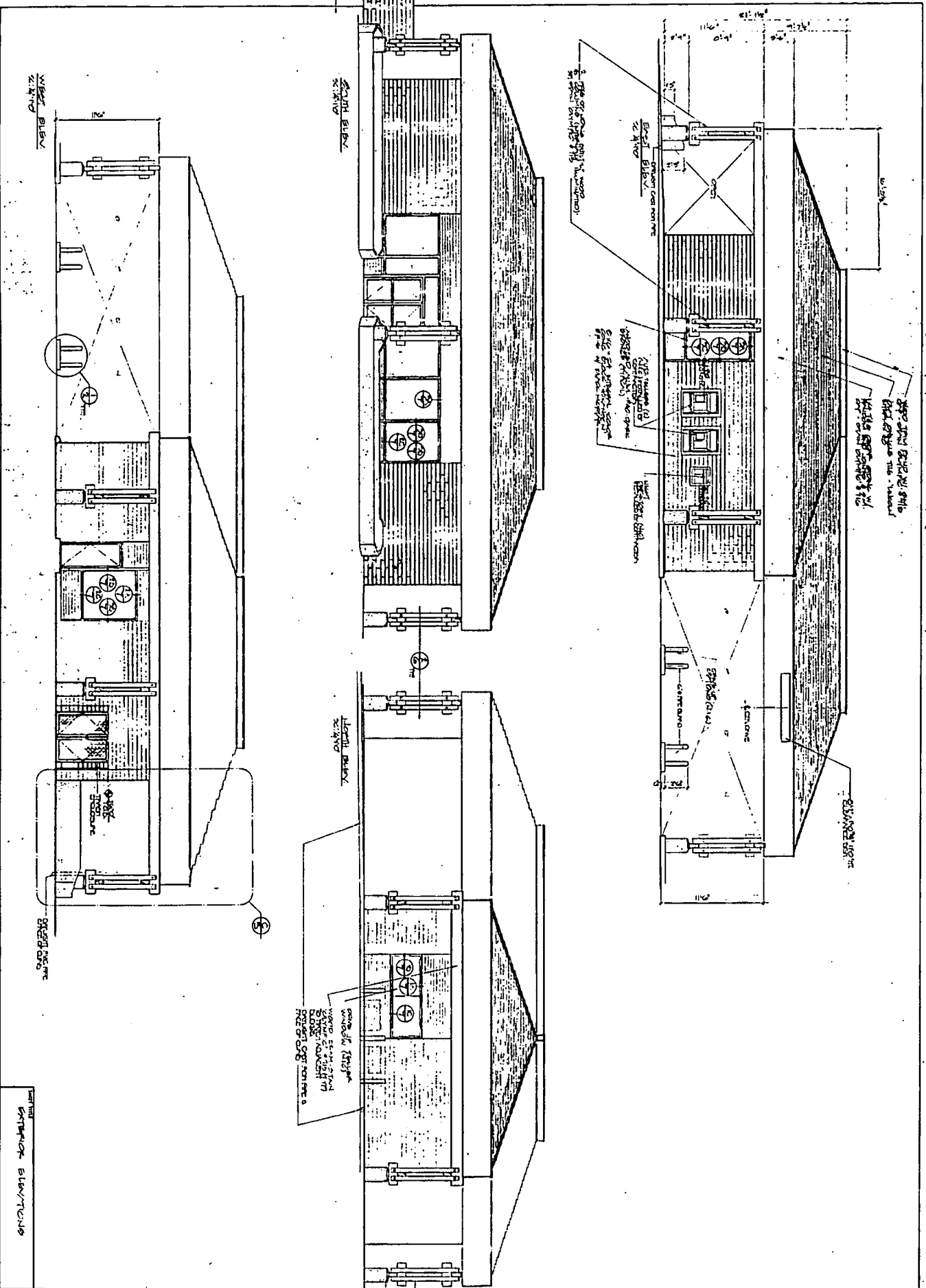
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11-24-82

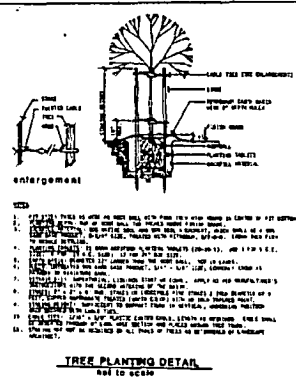
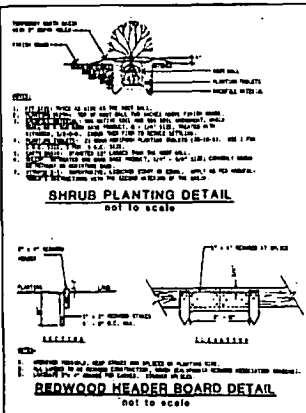
No. 15





4-22	REVISIONS	DATE	BY	CHECKED	APPROVED	Leslie R. Peterson & Associates ARCHITECTS 10000 WILSON BLVD. SUITE 200 BEVERLY HILLS, CALIF. 90210	FIRST INTERSTATE BANK AT THE CAROL VALLEY OFFICE CENTER 7800 ORCHARDWAY DRIVE & MORIN ROAD RICHMOND, CALIFORNIA	SHEET NO. 15 OF 15

002293



KEY LANDSCAPE LEGEND

Existing LANDSCAPE TO REMAIN

Proposed SHRUB

Proposed TREE

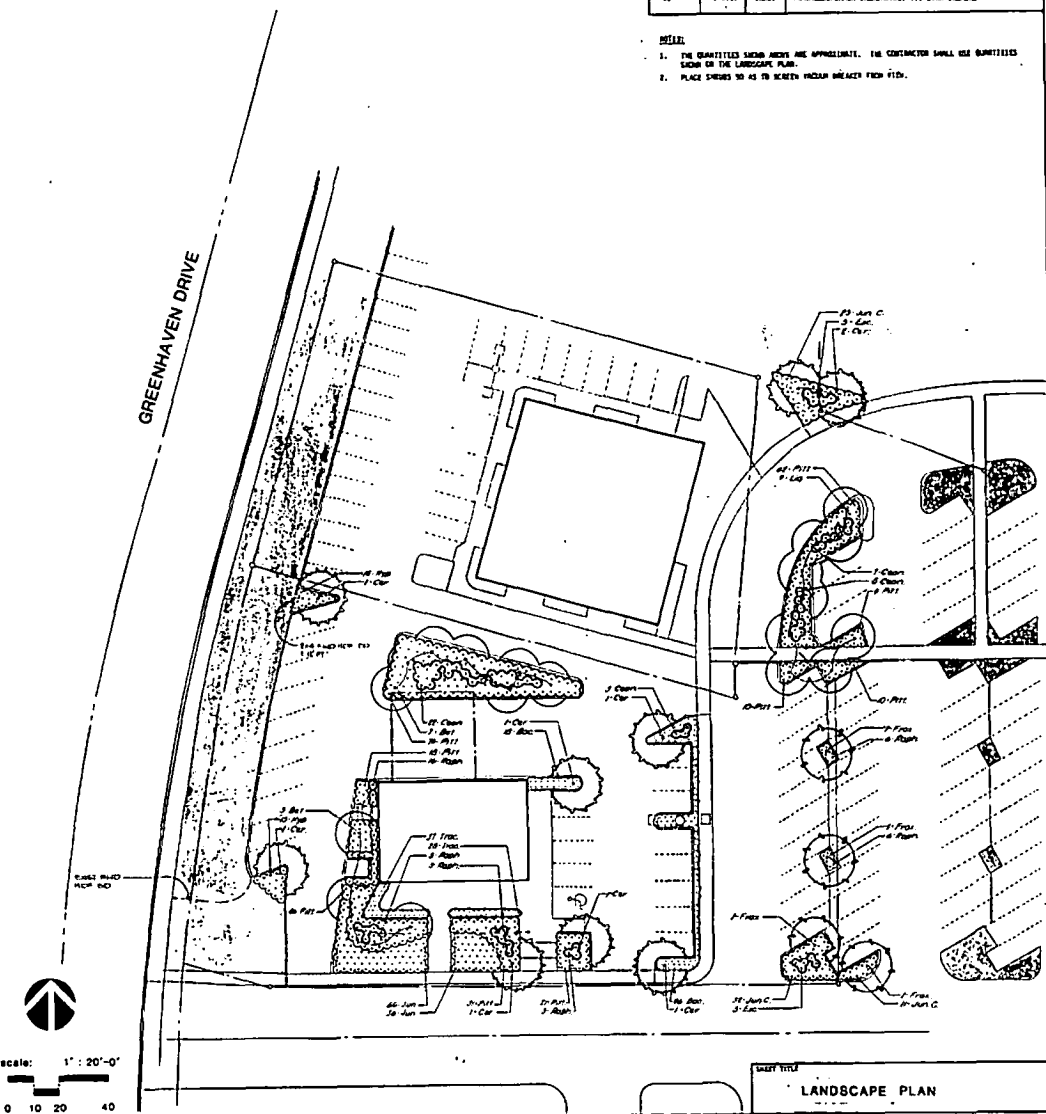
INDICATES QUANTITY

INDICATES KEY

PLANT SPECIES LIST

QUANTITY	SIZE	KEY	SPECIES AND COMMON NAME
12	18 H.C.	DET.	DETULA SCARDEOLA ... CRISP-PINK WHITE STEM - MULTI TRUNK
6	18 H.C.	DET.	DETULA SCARDEOLA ... CRISP-PINK WHITE STEM - MULTI TRUNK
18	18 H.C.	DET.	DETULA SCARDEOLA ... CRISP-PINK WHITE STEM - MULTI TRUNK
1	18 H.C.	DET.	DETULA SCARDEOLA ... CRISP-PINK WHITE STEM - MULTI TRUNK
114	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
40	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
40	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
20	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
100	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
40	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
200	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
41	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH
40	3 H.C.	SEC.	SECURITARIA PELLUCIDA ... DUNE COAST BUSH

- NOTES:**
- THE QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL USE QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
 - PLACE SHRUBS TO 45 TO 60 INCHES HIGHER FROM FLOOR.



PROFESSIONAL SEAL

LESLIE R. PETERSON / ASSOCIATES

LESLIE R. PETERSON / ASSOCIATES
LANDSCAPE ARCHITECTS
1100 N. GARDEN AVENUE
SUITE 100
DENVER, CO 80202

DATE: June 1, 1982

PROJECT: 701

SCALE: 1" = 20'-0"

SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: 22