

**P93-167 - INTERNATIONAL PLAZA SHOPPING CENTER**

- REQUEST:
- A. PUD Designation and adoption of Development Guidelines and Schematic Plan for 12.7± vacant acres to be designated as the International Plaza Planned Unit Development.
  - B. Rezone 12.7± vacant acres from Shopping Center - Review (SC-R) to Shopping Center - Planned Unit Development (SC(PUDI)).
  - C. Rezoning Modification to amend the condition regarding the hours of operation allowing restaurants to remain open until midnight.
  - D. Plan Review Modification to amend the condition which restricts pole signs to allow a pole sign for a theater use in the shopping center.

LOCATION: Southwest Corner of Franklin Boulevard and Mack Road  
119-0070-033  
South Sacramento Community Plan  
Council District 7

APPLICANT:	Law Offices of Gregory D. Thatch, Greg Thatch, 443-6956 1730 I Street, Suite 220, Sacramento, CA 95814
OWNER:	David Lu 135 Main Avenue, Sacramento, CA 95838
PLANS BY:	NCHD Architects, 2150 Capitol Ave., Sac., CA 95816
APPLICATION FILED:	November 9, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

Meeting Date March 17, 1994
Item Number 2B
Permit Number P93-167

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition

<b>Location: Southwest corner of Franklin Blvd. and Mack Rd.</b>

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MOTION NUMBER: _____				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			
MYERS	✓			
NOTESTINE	✓		✓	
PATTERSON	✓			
WALKER	✓			✓
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input checked="" type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____

**SUMMARY/RECOMMENDATION:** The applicant proposes to construct a 139,675 square foot shopping center with 614 parking spaces on a 12.7± acre vacant parcel. The applicant is requesting the site be designated as the International Plaza Planned Unit Development, and is also requesting the modifications to the prior approval described above. In evaluating the project, the basic issues are the hours of operation and signage. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the prior project approval.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	SC-R

**Surrounding Land Use and Zoning:**

North: Vacant; R-2A-R  
 South: Single Family; R-1  
 East: Shopping Center; C-2  
 West: Single Family; R-1

Setbacks:	Required	Provided
Front:	50'	50'
Side(St):	50'	50'
Side(Int):	50'	50'
Rear:	40'	40'

Property Dimensions:	495' x 1172'
Property Area:	12.7± acres
Square Footage of Shopping Center:	139,675 square feet
Height of Building:	45 feet, one story
Exterior Building Materials:	Cement Plaster
Roof Material:	Concrete Tile
Parking Provided:	614 spaces
Parking Required:	603 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>
Transportation Management Plan	Public Works, Transportation Division
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

**BACKGROUND INFORMATION:** Since 1978, the project site has undergone three land use changes. In 1978, the City Council approved a rezone from Agriculture (A) to R-1, R-2A-R and C-2-R (P7905). Also a part of this approval was a tentative map. This application included a residential development known as Arcadian Estates. In 1986, as part of the South Sacramento Community Plan adoption, the City Council approved a rezone and plan amendment of the subject site to Office Building - Review (OB-R) and Residential-Office, respectively. In 1987, an application was submitted to amend the South Sacramento Community Plan from Residential-Office to General Commercial, and a rezone from OB-R to C-2-R for the development of a 119,600 square foot Price Club. The application was withdrawn. In 1992, an application was submitted for the corner of the site which included several entitlements to allow the development of a 24-hour gas station and convenience market. This application has also been withdrawn.

On June 8, 1993, the City Council approved an application (P89-018) to develop the site with a shopping center. The Planning Commission had recommended denial of the proposal on January 14, 1993. The entitlements included a South Sacramento Community Plan Amendment to exceed the current level of commercial in the South Sacramento Community Plan area, a South Sacramento Community Plan Amendment from Residential-Office to General Commercial, a Rezone from Office Building - Review (OB-R) to Shopping Center - Review (SC-R), and a Plan Review to develop a 139,675 square foot shopping center. The City Council approved the project subject to conditions. One condition required the applicant submit for a Planned Unit Development Designation for the site. The applicant's request for a Rezone and PUD Designation comply with the City Council's conditions.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The applicant is requesting the site be designated as the International Plaza Planned Unit Development. The proposal also requires a rezone of the site from Shopping Center - Review (SC-R) to Shopping Center Planned Unit Development (SC[PUD]). This rezone allows compliance with the prior condition of approval requiring the site be designated as a PUD. These requests are consistent with the land use designations of the General Plan and South Sacramento Community Plan, which designate the site Community/Neighborhood Commercial and Offices, and

General Commercial, respectively.

B. PUD Guidelines

The applicant has submitted Planned Unit Development Guidelines (Attachment C) for the proposed International Plaza Shopping Center. The following summarizes the basic sections of the Guidelines and the staff response to each section.

1. Procedures for Approval

Development within a PUD typically requires Special Permit approval of the Planning Commission. The proposed development, however, has previously been reviewed as part of the rezone and plan review application (P89-018). The proposed PUD Guidelines do not require a Special Permit unless any development proposed is a deviation from the prior approval and the adopted Schematic Plan and PUD Guidelines.

Staff has no objection to the applicant's proposal to eliminate the need for a Special Permit.

2. Permitted/Prohibited Uses

The PUD Guidelines list both the prohibited uses, and the required uses. The prohibited uses include fast food, drive-through restaurants, general supermarkets, adult businesses, and liquor stores. The required uses include an Asian special food store, sit down restaurant, gas station, and family entertainment center.

The primary concern regarding the rezone of the site (P89-018) was the uses which were to be required and prohibited in the shopping center. This concern was what prompted the condition requiring the site be designated as a PUD. These proposed uses are consistent with the prior project approval.

3. Hours of Operation

The applicant has requested that restaurants be allowed to remain open until midnight. This request requires a Rezone Modification. The prior Rezone approval conditioned that the users in the main shopping center close their establishments at 11 p.m., and that the theater not start the showing of a movie after 10 p.m., closing at 1 a.m. This condition was imposed because of community concern about hours of operation.

Staff has no objection to the modification of the hours to allow restaurants to remain open until midnight.

4. Landscaping

The PUD Guidelines address landscaping for the shopping center. The guidelines provide for 15 percent landscape coverage on the project site and also require that the street landscape setbacks be landscaped with a combination of berms, evergreen trees, shrubs, and ground cover. The main entrance of the shopping center will have enhanced landscape features.

Staff has no objection to the landscape requirements in the PUD Guidelines.

5. Parking/Circulation

The PUD Guidelines include parking requirements, and a pedestrian circulation plan. The Guidelines require that pedestrian walkways be designed with relationships to street access, bus stops and parking areas. The walkways will be landscaped and designed with pedestrian safety in mind. The Guidelines specifically require that a pedestrian walkway system be designed to serve the bus shelter on Franklin Boulevard in order to encourage the use of the transit system.

Staff has no objections to the PUD Guidelines about pedestrian circulation.

The parking requirements described in the PUD Guidelines are very similar to the requirements in the Zoning Ordinance. The major differences are the requirements for restaurants, and the provision of shared parking. Typically, restaurants require one parking space for every three seats. The PUD Guidelines require that restaurants 5,000 square feet or less, use the retail parking requirement of one space for every 250 square feet. If the restaurant exceeds 5,000 square feet, the ratio of one space for each three seats applies.

Staff finds the proposed parking requirements for restaurants to be an acceptable parking ratio.

The shared parking concept allows the shopping center to share parking spaces should a theater chose to locate on the site. A theater will only occasionally operate at maximum capacity, and will have different peak hours of operation than the rest of the center. Based on the PUD Guidelines, the entire shopping center development requires 603 parking spaces. The Schematic Plan indicates 614 spaces to be provided on site.

Staff has no objection to the parking requirements as described in the PUD Guidelines.

6. Security

The PUD Guidelines indicate that security personnel will be assigned to the parking lot if the Police Department determines it necessary, however, it does not address the possibility of gates or a management plan. A concern was raised by the neighborhood and the Police Department regarding the security of the shopping center. Conditions were placed upon the Plan Review which required that the applicant submit a management plan for the shopping center regarding security measures, and that if the Sacramento Police Department determined the activity at the center warranted, gates be installed to close off the parking areas at night.

Staff recommends the additional security measures be incorporated into the PUD Guidelines.

7. Setbacks

The PUD Guidelines require 50 foot street setbacks for shopping center, and 40 and 50 setbacks from the adjacent residential uses. The gas station indicated at the intersection of Franklin and Mack is required to have a landscape setback of 25 feet along Mack Road and 10 feet on Franklin Boulevard.

Staff has no objections to the proposed setbacks in the PUD Guidelines.

8. Building Design

The PUD Guidelines require that the finished building materials be applied to all sides of the building, trash enclosures, and mechanical equipment screens. The design of the building was reviewed previously under the Plan Review.

Staff has no objection to the design of the building or the proposed PUD Guidelines.

9. Sign Criteria

The PUD Guideline sign criteria is fairly consistent with the Sign Ordinance of the City of Sacramento. The Guidelines address detached and attached signs.

a. Detached Signs

The Guidelines allow four detached signs for the entire center. There are two monument signs, not exceeding 12 feet in height and 300 square feet

in area to identify the shopping center. One monument sign will be allowed on each street frontage. The third detached sign allowed is for the development of the family entertainment center. The type of sign depends on the nature of the family entertainment center. If the use is a theater, a monument or pole sign is allowed. Any other type of family entertainment center will be allowed only a monument sign. The fourth detached sign is a monument sign for the gas station. The previous Plan Review approval limited all detached signs to monument signs. The applicant is requesting a Modification of the Plan Review to allow a pole sign if a theater is to be located on the site. The pole sign would be 35 feet in height.

Staff has no objection to the proposed detached sign criteria or the Modification allowing a pole sign for a theater.

b. **Attached Signs**

The attached sign requirements distinguish between the major tenants, in-line occupants, free standing building tenants, and the gas station. The Guidelines list requirements for square feet and letter height, as well as the number of signs allowed per tenant.

Staff has no objection to the proposed PUD Guideline sign criteria.

**PROJECT REVIEW PROCESS:**

A. **Environmental Determination**

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b](3)).

B. **Public/Neighborhood/Business Association Comments**

No comments have been received regarding the applicant's current request. The neighborhood, however, was involved in the prior public hearings which established the zoning and conditions.

C. **Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The comments received for the previous project have been incorporated into the site design and PUD Guidelines.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny C and D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Item(s) A and B below, require City Council approval.

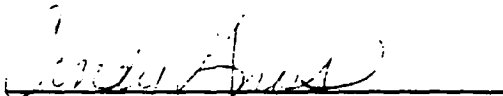


**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Recommend approval of the PUD Designation and adoption of Development Guidelines and Schematic Plan for 12.7 ± vacant acres to be designated as the International Plaza Planned Unit Development subject to conditions.
- B. Recommend approval of the Rezone of 12.7 ± vacant acres from Shopping Center - Review (SC-R) to Shopping Center - Planned Unit Development (SC(PUD)).
- C. Recommend approval of the Rezoning Modification to amend the condition regarding the hours of operation allowing restaurants to remain open until midnight.
- D. Adopt the attached Resolution approving the Plan Review Modification to amend the condition which restricts pole signs to allow a pole sign for a theater use in the shopping center.

Report Prepared By,

Report Reviewed By,



Cindy Gnos, Associate Planner



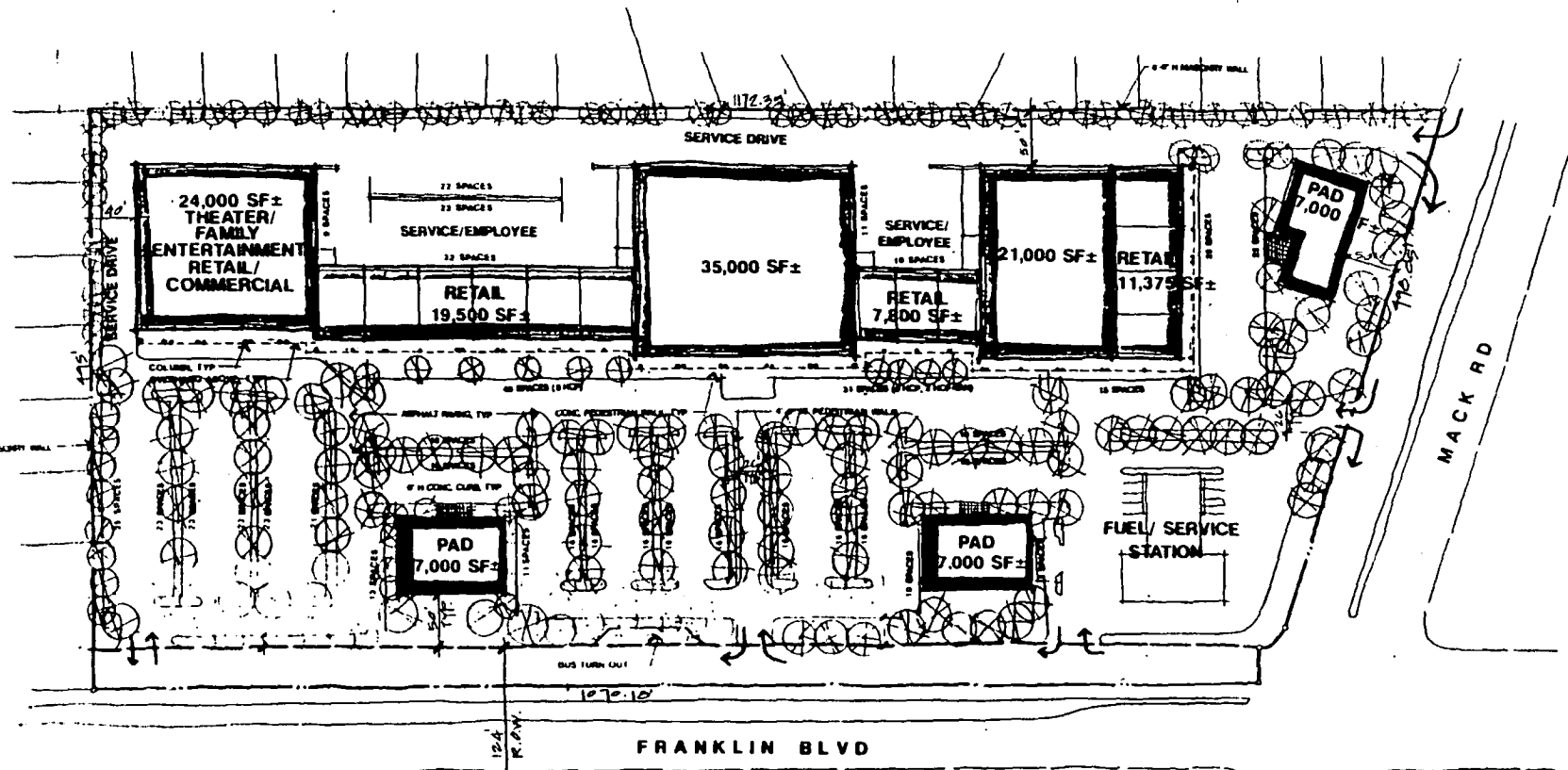
Barbara L. Wendt, Senior Planner

**Attachments**

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	PUD Guidelines
Exhibit C-1	Schematic Plan
Exhibit C-2	Elevations
Attachment D	Resolution Approving Plan Review Modifications
Attachment E	Prior Approval Resolutions with Conditions

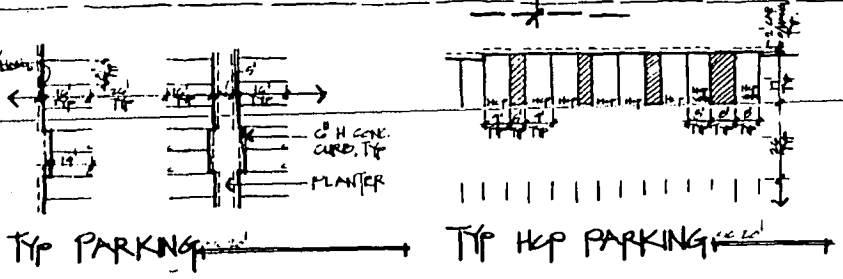
MARCH 17  
FEBRUARY 24, 1994

EXHIBIT C-1



SITE TABULATION

CITY OF SACRAMENTO  
 APN: 119.070.003  
 ZONE: SC-R  
 SIZE: 12.7 ACRES±  
 PROPOSED: SHOPPING COMPLEX  
 BULKY TOTAL: 139,675 SF±  
 PARKING: 614 SPACES±  
 (11 HCP (2 HCP VAN), 169 COM)



SCHEMATIC PLAN

NOTE: LOCATIONS OF ALL MONUMENT SIGNS HAVE NOT YET BEEN ASCERTAINED AT THIS TIME

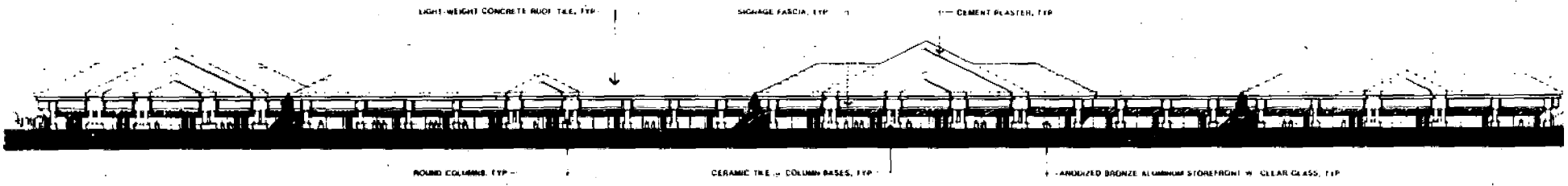


NGHD

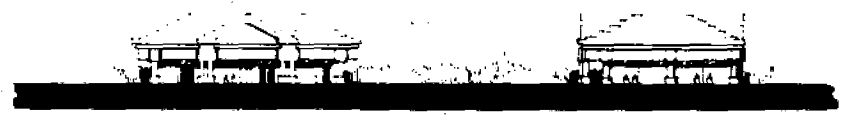
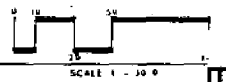
NGVA, CALPO/HOAM DONG

FEBRUARY 24, 1994  
MARCH 17

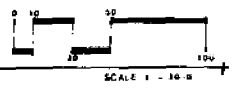
EXHIBIT C-2



FRANKLIN BOULEVARD



TYPICAL PAD



ELEVATIONS

FRANKLIN & MACK SHOPPING CENTER

NCIB  
NIVA CARLO HOUGHTON

ATTACHMENT D

P93-167

MARCH 17, 1994

ITEM # 2  
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**RESOLUTION NO. 1547**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 17, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW MODIFICATION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRANKLIN BOULEVARD AND MACK ROAD

(P93-167) (APN: 119-0070-033)

WHEREAS, the City Planning Commission on March 17, 1994, held a public hearing on the request for approval of a Plan Review Modification to amend the condition which restricts pole signs to allow a pole sign for a theater use in the shopping center for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b](3)).

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

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

1. The Plan Review Modification 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) a pole sign allows better visibility for the theater; and
    - 2) there are currently pole signs located at the two shopping centers across the street.
  - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that it will not result in excessive and confusing sign displays.
  - C. The project is consistent with the General Plan and South Sacramento