

STAFF REPORT AMENDED 3-14-85  
**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Forrar Williams, Architects - 1418 20th Street, Sacramento, Ca. 95814		
OWNER	Frank Frates et al - 1715 Garden Highway, Sacramento, Ca. 95833		
PLANS BY	Forrar Williams, Architects - 1418 20th Street, Sacramento, Ca. 95814		
FILING DATE	11-9-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC	1-14-85	EIR	ASSESSOR'S PCL NO. 031-070-47

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 7.8 $\pm$  acres from A to SC-R
  - C. Tentative Map to divide 7.8 $\pm$  acres into four parcels
  - D. Plan Review for 86,850 $\pm$  square foot shopping center

LOCATION: Northeast corner of Greenhaven Drive and Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 86,850 $\pm$  square foot neighborhood shopping center.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices  
1976 South Pocket Community  
Plan Designation: Neighborhood Shopping Center  
Existing Zoning of Site: A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multi-family-condominiums; R-1A  
South: Single family residential, halfplexes; R-1, R-1A, R-2-R  
East: Condominiums and vacant; R-1A and A  
West: Single family residential and vacant; A

Parking Required: 348 spaces  
Parking Provided: 399 spaces  
Parking Ratio: 1:250  
Property Dimensions: Irregular  
Property Area: 7.8 $\pm$  acres  
Square Footage of Building: Parcel 1: 6,250 $\pm$  square feet; one story  
Parcel 2: 6,000 $\pm$  square feet; one story  
Parcel 3: 70,400 $\pm$  square feet; one story, maximum  
34 feet high  
Parcel 4: 4,200 $\pm$  square feet; one story  
Total 86,850 $\pm$  square feet  
Street Improvements: Improvements required  
Utilities: Available to site  
Exterior Building Colors: Parcel 3: Beige, tan, reddish-brown, charcoal  
Exterior Building Materials: Parcel 3: Stucco, tile roof, aluminum trim on windows

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

APPLC. NO. P84-424

003038

MEETING DATE

January 24, 1985

CPC ITEM NO.

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

- A. Land Use: The subject site is a 7.8+ acre vacant parcel located in the South Pocket area and the Agriculture (A) zone. Existing surrounding land uses include single family residential, halfplexes and a 272 unit condominium development. Future surrounding land uses will include single and multiple family residential. The applicant is proposing to divide the site into four parcels and construct a 86,850+ square foot neighborhood shopping center. The proposed land use is consistent with the General Plan and the 1976 South Pocket Community Plan which designate the site for commercial uses and as a neighborhood shopping center, respectively.

The subject site is also located approximately 400 feet west of the I-5 and Pocket Road/Meadowview Road freeway interchange. The South Pocket Community Plan indicates a highway commercial site on the east side of the freeway interchange. To deter the use of the subject site as a second highway commercial area and in order to retain a residential character in the surrounding neighborhood, staff recommends that "fast food" restaurants and service stations be discouraged from locating on proposed Parcels 1, 2 and 4. The applicant should be aware that the more restrictive parking ratio of one space for every three seats would be required for any restaurant proposed on these parcels.

B. Site Plan Design:

1. Traffic Circulation and Parking: The proposed site plan was reviewed by the City Traffic Engineering Division. The following comments were received:
- a. Driveways must be a minimum of 13 feet from all property lines. Driveway locations will need to be relocated to satisfy this requirement and so as not to conflict with the median located on Greenhaven Drive.
  - b. No cross traffic or automobile backout maneuvering area allowed within 100 feet of all property lines.
  - c. Left turns will be prohibited at the Pocket Road driveway entrance and exit.

Planning staff concurs with the recommendations of the Traffic Engineering Division.

The applicant is providing 399 parking spaces for the entire shopping center site, 51 spaces more than required. The number of parking spaces proposed for Parcel 4, however, does not meet the required 1:250 parking ratio and will need to be revised. In order to discourage illegal parking along the main interior driveways, staff recommends that the landscape planters adjacent to these driveways be curved as shown in Exhibit A-2 staff revision. Since it is anticipated that a grocery store will locate in the proposed 43,200 square foot retail area of the main building, the applicant should remove some of the additional parking spaces and indicate grocery cart collection areas in their place.

2. Landscaping: The applicant is proposing a variable landscape setback along Pocket Road and Greenhaven Drive with a minimum 12 foot setback along Pocket Road and 15 foot setback along Greenhaven Drive. In order to maintain consistency with the approved landscape setback of the adjacent condominium development to the north and east and screen the proposed shopping center parking areas, staff recommends that a minimum 25 foot landscape setback with minimum four foot high undulating berms be provided along Pocket Road and Greenhaven Drive. Staff also recommends that large evergreen trees should be planted along the interior and rear yard property lines in the planter area adjacent to the existing masonry wall to act as a visual and noise buffer between the proposed use and existing condominium development.
- C. Building Design: The applicant has submitted elevations for the main 70,400+ square foot building at this time. Proposed exterior building materials are beige and tan stucco with a reddish-brown tile roof. At the suggestion of Planning staff, the applicant has incorporated a mansard roof on all four elevations.

Staff has no objections to the proposed building design or materials.

Three trash enclosure facilities and a loading dock are located to the rear of the main building (north and east elevations). Staff recommends that a fourth trash area be located near the south portion of the building for the convenience of the tenants occupying the 8,000+ square foot retail space. The trash enclosures should be designed in accordance with the guidelines outlined in Exhibit F. Staff also recommends that the six foot high wall adjacent to the loading dock be increased to 10 feet to act as a visual and noise buffer from the adjacent residential use.

The applicant is aware that a separate plan review will be required for any proposed development on Parcels 1, 2 and 4.

- D. Signage: The applicant did not indicate any proposed signage on the submitted site plan or elevations. A portion of the site is also located within 660 feet of I-5 freeway right-of-way, which places certain restrictions on signage. To insure sign consistency throughout the shopping center, staff recommends that a sign program be submitted for staff review and approval prior to issuance of sign permits. All attached signs should be individual letters and all proposed detached signs monument signs.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration based upon compliance with the following mitigation measure:

If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

**STAFF RECOMMENDATION:** Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Approval of the rezoning from A to SC-R; subject to conditions; (CPC added)
- C. Approval of the tentative map, subject to conditions which follow:
- D. Approval of the plan review, subject to conditions which follow:

Rezoning Conditions

- 1. No liquor store or convenience store shall be permitted on lots 1, 2 and 4;
- 2. A special permit shall be required for a gas station and for a drive-up window associated with any use permitted in the SC zone on lots 1, 2 and 4.

Map Condition

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

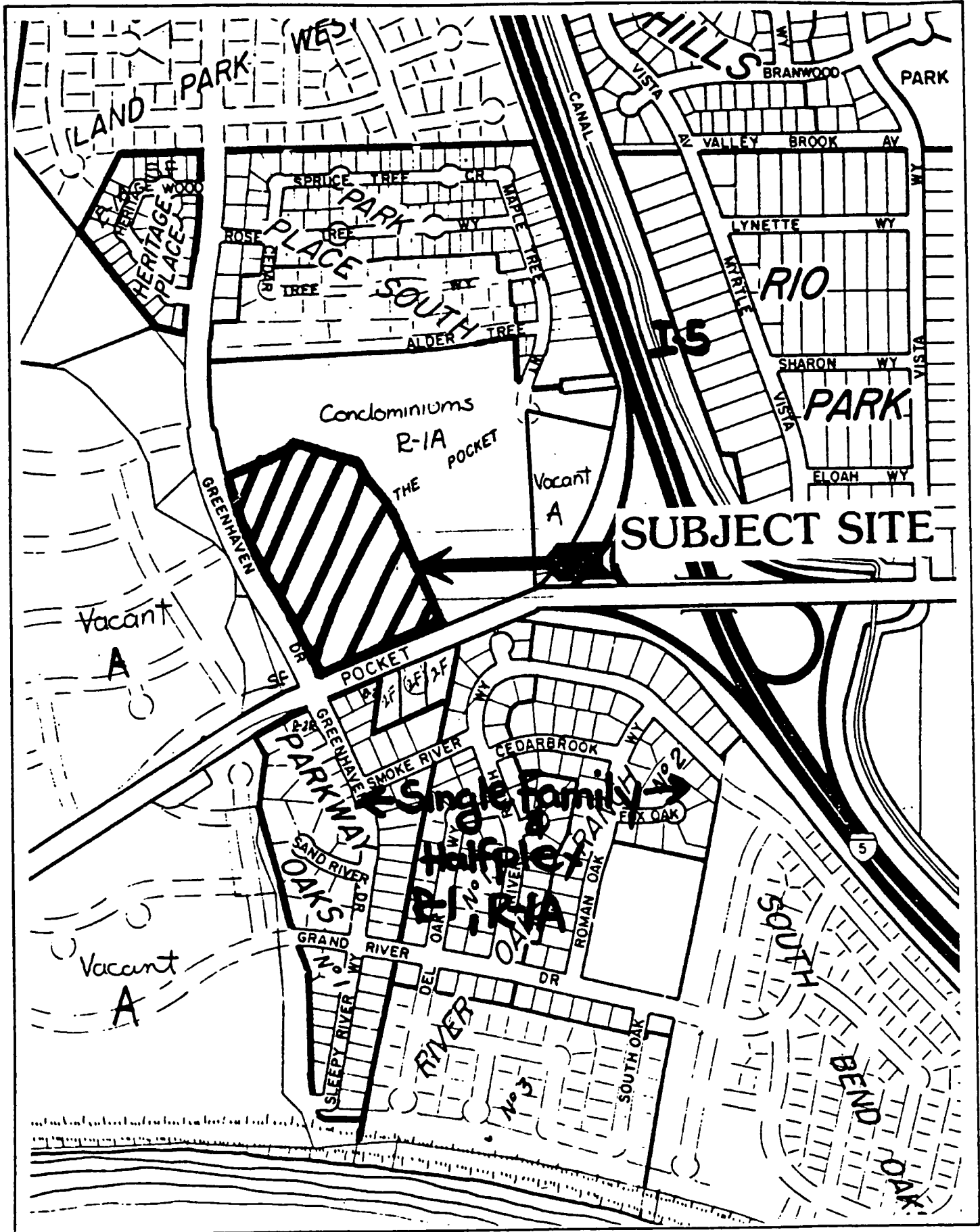
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay Pocket Bridge fees;
- 4. Minimum gutter elevation = +2.0 feet;
- 5. Pay off existing assessment;
- 6. A seepage study will be required by a registered engineer; study shall identify and recommend solutions for ground water related problems which may occur within both the subdivision lots and public rights-of-way. Appropriate facilities shall be constructed to alleviate these problems;
- 7. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
- 8. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

Informational Item: Property lines cannot split driveways; access to Pocket Road will be in right/out right only.

- D. Approval of the plan review for 86,850+ square foot shopping center subject to the following conditions:

Plan Review Conditions

1. A revised site plan shall be submitted for staff review and approval prior to the issuance of building permits. The revised plan shall indicate the following:
  - a. Relocation of the driveways and/or property lines and vehicle maneuvering areas to the satisfaction of the City Traffic Engineer;
  - b. The location of grocery cart collection areas to the satisfaction of the Planning director;
  - c. Curved planters along the main driveways as indicated in Exhibit A2.
2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. The revised plans shall include a minimum 25 foot landscaped setback with minimum four foot high undulating berms along Pocket Road and Greenhaven Drive and large evergreen trees (15 gallon) located in the planter areas adjacent to the east and north property lines.
3. Trash enclosure facilities shall be constructed as shown in Exhibit F. An additional trash enclosure facility shall be located, subject to the review and approval of the Planning Director, adjacent to the southeast side of the building for the convenience of tenants located in the southern portion of the proposed structure.
4. The wing wall adjacent to the truck loading dock shall be a minimum of 10 feet in height.
5. A sign program for the proposed shopping center shall be submitted for Planning staff review and approval prior to issuance of sign permits. All attached signs shall be individual letters and all detached signs shall be monument signs.
6. 24" box trees shall be planted along Pocket Road.
7. Pole signs, "box signs", and any sign visible from the freeway, shall be prohibited.



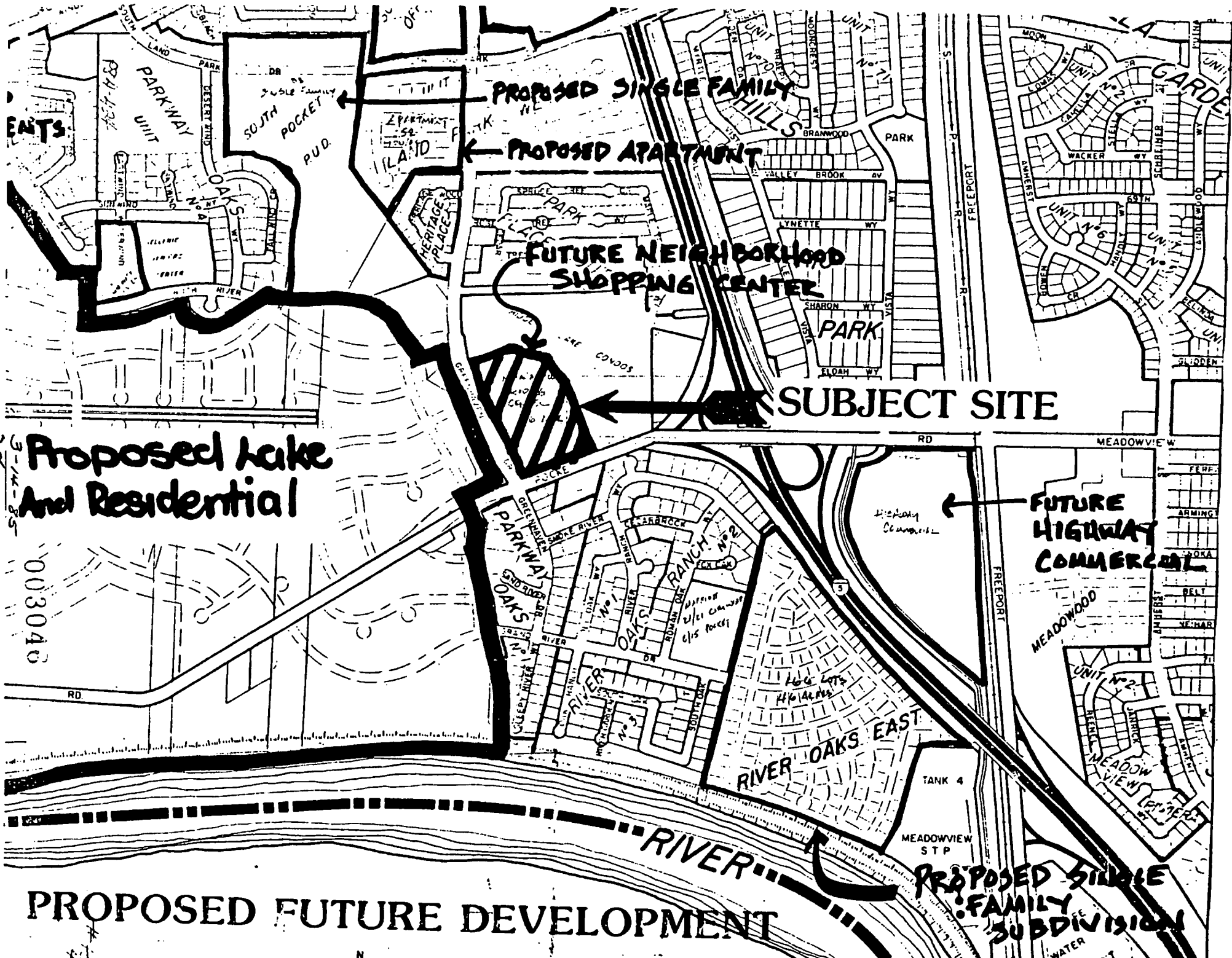
VICINITY - LAND USE - ZONING

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**PROPOSED SINGLE FAMILY**

**PROPOSED APARTMENT**

**FUTURE NEIGHBORHOOD SHOPPING CENTER**

**SUBJECT SITE**

**Proposed Lake  
And Residential**

**FUTURE HIGHWAY COMMERCIAL**

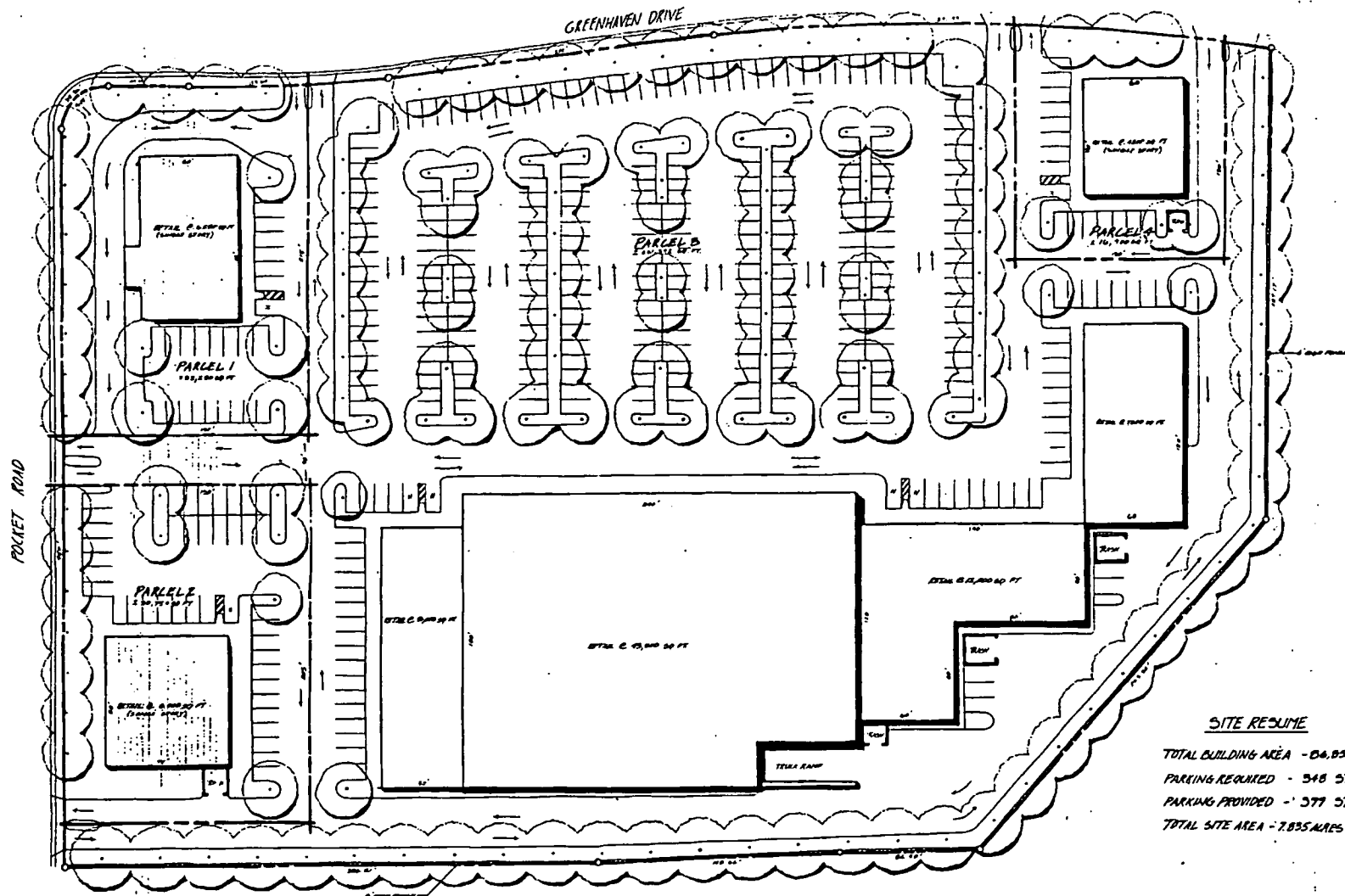
**PROPOSED FUTURE DEVELOPMENT**

**PROPOSED SINGLE FAMILY SUBDIVISION**

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LAND USE PLAN

SITE RESUME

TOTAL BUILDING AREA - 84,000 SQ. FT.  
 PARKING REQUIRED - 548 STALLS  
 PARKING PROVIDED - 577 STALLS  
 TOTAL SITE AREA - 2,835 ACRES

Issues  Revisions   
 0 11-01  
 0 08-04

**FORRAN WILLIAMS ARCHITECTS**  
 1818 TWENTY-TH STREET  
 SACRAMENTO, CALIF. 95816  
 TELEPHONE (916) 440-2724

Job No. 84036-ENC  
 Scale 1"=30'-0"  
 Ref. North   
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**GREENHAVEN COMMERCIAL**

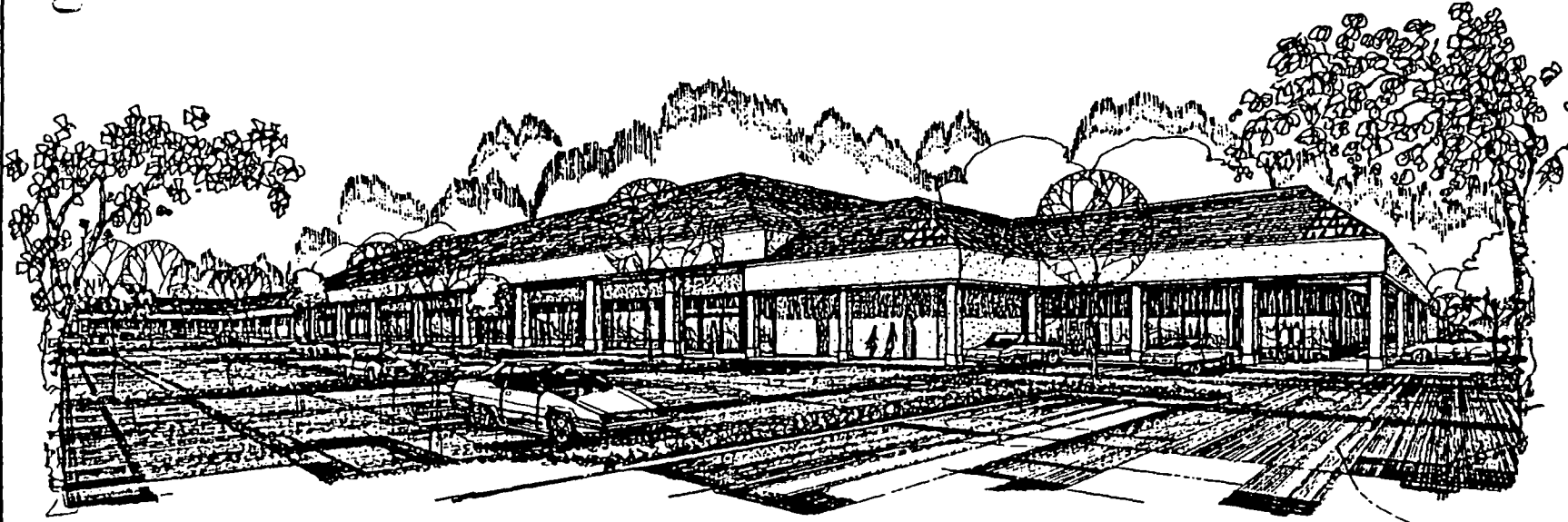
SITE PLAN  
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**A1.1**





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BUILDING PERSPECTIVE

184-4-24

31 GALLERY 24 ISS 3-14-85

STEIN 15 \*

Issues O Revisions Δ

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**FORRAN  
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1001 PRINCETON AVENUE  
ANN ARBOR MI 48106  
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Job No.

Scale

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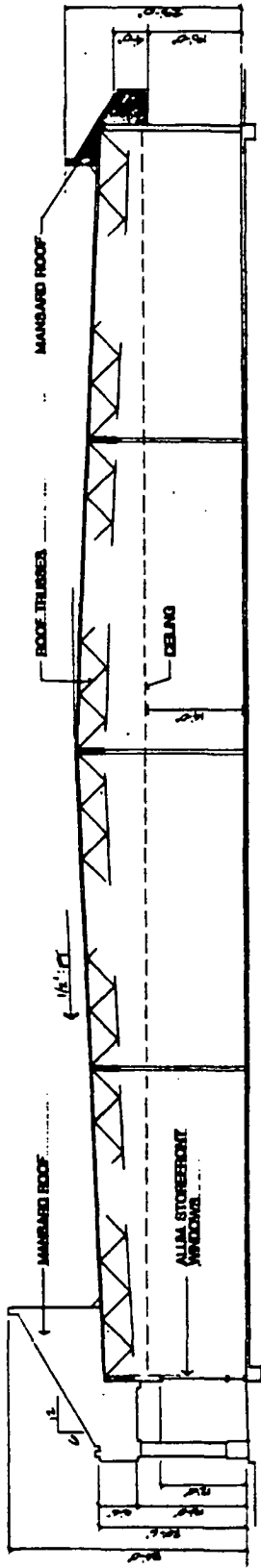
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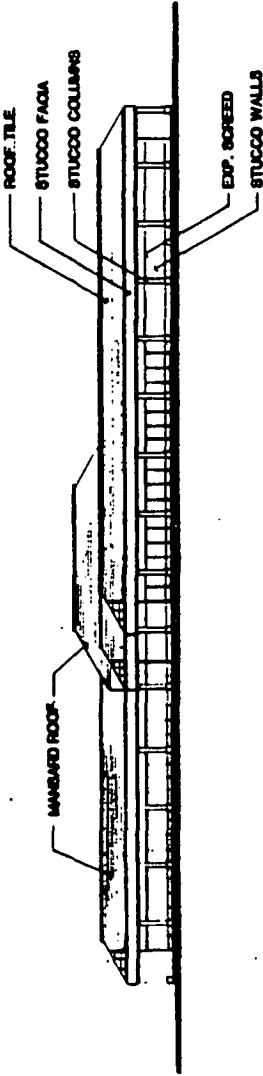
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Sheet 2

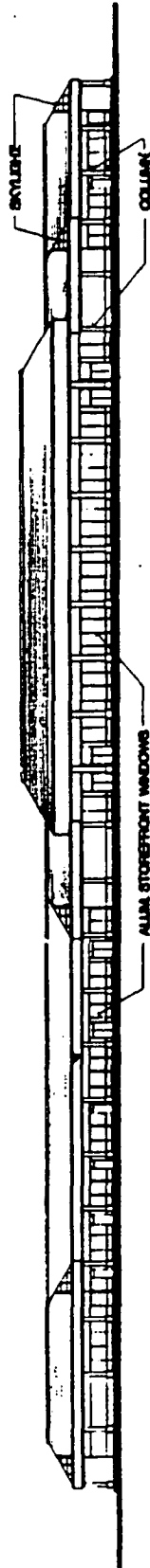
**EXHIBIT B**



BUILDING SECTION AT HIGH MANSARD



SOUTH ELEVATION



WEST ELEVATION

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**TRASH ENCLOSURE GUIDELINES**

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines. (Where possible)
6. The enclosure shall be adequate in capacity, number and distribution.

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