



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

July 17, 1992

PLAN REVIEW MODIFICATION
(P92-195)

APPLICATION: Planning Director's Modification of a Plan Review to renovate an existing bank on 0.7+ developed acres in the Shopping Center - Review (SC-R) zone.

LOCATION: 1590 West El Camino Avenue

SUMMARY: The applicant is requesting a modification of the plan review for the construction of a bank. The modification includes the closing of the drive through windows, relocating the main entrance, and modifying the parking layout.

BACKGROUND INFORMATION: The existing bank is part of the Discovery Plaza Shopping Center which contains 115,580 square feet and was developed in 1980 (P9035). On August 14, 1986, the Planning Commission approved a plan review for the construction of a bank, and a special permit for the drive through window (P86-260).

APPLICANT'S PROPOSAL: The applicant is requesting a modification of the plan review to delete the drive through windows and make this area the main entrance. The applicant is also requesting a modification to lighten the exterior building colors, and re-orient the parking lot.

STAFF ANALYSIS: Staff has no objection to the applicant's proposal. The modification to the building design includes widening the roof fascia, changing the drive through to the main entrance, and lightening the building colors. The existing building has a dark brown wood exterior with a blue tile roof. The applicant is widening the fascia on the roof to reduce the prominence of the blue tile, and is lightening the wood. The modification to the design is compatible with the surrounding

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development.

Staff also has no objection to the elimination of the drive through for the bank and the redesign of the parking layout. The number of parking spaces is not decreasing, and there is additional area for landscape planters. The proposed parking layout meets the stall dimensions and maneuvering area requirements. The parking lot on this parcel alone does not meet the 50 percent shade requirement, however, the shopping center as a whole meets the shading requirements.

RECOMMENDATION: Staff recommends the Planning Director approve the Modification of the Plan Review for the Sacramento Children's Home subject to conditions and based upon findings of fact which follow.

Conditions

1. The project shall be developed as per the submitted plans.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the modifications to the building design are compatible with the surrounding structures.
2. The project, as conditioned, will not be detrimental to the public welfare in that the number of parking spaces is not decreasing and the landscaping is increasing.
3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial & Offices, and the South Natomas Community Plan which designates the site Neighborhood Commercial. The bank is consistent with these designations.

Report Prepared By:

Cindy Gnos
Cindy Gnos, Associate Planner

7-27-92
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

7-23-92
Date

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