

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	DAN MACDONALD, 875 Fourth Street, San Rafael, CA 94901		
OWNER	Reinard Brandley, 1601 Response Road, Sacramento, CA 95815		
PLANS BY	DAN MACDONALD, 875 Fourth Street, San Rafael, CA 94901		
FILING DATE	9/17/87	ENVIR. DET.	Neg. Dec. 10/12/87
ASSESSOR'S-PCL. NO.	277-0271-023		
REPORT BY	DJH:vf		

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to demolish an existing 24,600 sq. ft. retail building and construct a new 33,300 sq. ft. building for Circuit City Stores, Inc. , on 0.97+ acres in the Shopping Center Review (PUD)-SC-R (PUD) zone.
 - C. Plan Review for one retail store.

LOCATION: 1874 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new 33,300 sq. ft. two story Circuit City Store.

PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
Arden Arcade Community	
Plan Designation:	General Commercial
Existing Zoning of Site:	SC-R (PUD)
Existing Land Use of Site:	Retail shopping center, including Schofields & Mervyns

Surrounding Land Use and Zoning:

North: Restaurants; SC-R (PUD)
South: Cal Expo Fairgrounds; A-PC
East : Mervyns & retail; SC-R (PUD)
West : Schofields; SC-R (PUD)

Parking Required:	125 Spaces
Parking Provided:	125 Spaces
Property Dimensions:	200 x 211 Feet
Property Area:	0.97+ acres
Square Footage of Building:	33,300 sq. ft.
	Sales Area = 14,400 sq. ft.
	Storage Area = 12,345 sq. ft.
Height of Building:	Two Stories, 34 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Split face concrete block & alucobond
Roof Material:	Tar

APPLC. NO. P87-408 MEETING DATE october 22, 1987 ITEM NO 20

Number of Employees: Total 70; Number per shift - 35
 Hours of Operation: 9:00 A.M. to 9:00 P.M. - Seven days/week

BACKGROUND INFORMATION: A special permit was approved in 1973 for the development of Phase I of Point West Plaza Shopping Center. Since that time Phases I and II have been completed. On September 13, 1984, the Planning Commission approved a Special Permit and Plan Review for the existing 24,400+ square feet of retail shops on the subject site. Staff supported the project since it was architecturally compatible with the existing retail tenants (P84-291).

On July 9, 1987, the Planning Commission approved a Special Permit to replace an existing directional and identification pole sign for Point West Plaza with a triangular monument sign on the Arden Way frontage which included Circuit City colors and name in its message (P87-173).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a developed 1+ acre lot which is designated for commercial/offices on the General Plan and Point West PUD on the 1965 Industrial Park Community Plan. The site is zoned Shopping Center - Review (Planned Unit Development) SC-R (PUD) zone. The proposed retail development will be compatible with the surrounding land uses and objectives of the applicable Community Plan.

B. Site Plan

The applicant proposes to construct a two story retail electronics and appliance store totalling 33,300 square feet. Also, facilities are provided for the installation of car stereos off the rear elevation. A warehouse storage area and display areas occupy the majority of the interior space. The store floor area is divided as follows:

Sales Area	- 14,400 sq. ft.
Storage Area	- 12,345 sq. ft.
Loading Area	- 714 sq. ft.
Office Area	- 1,334 sq. ft.

Total - 28,793 sq. ft.

A second story and exterior areas, including the entryway, brings the total square footage to 33,300 square feet. Staff has reviewed the site plan during preliminary review and the applicant has modified it to conform with staff's preliminary recommendations. The following items were identified on the preliminary review and are modified on the submitted site plan and elevations as noted:

1. Site Plan / Preliminary Review Comments

- a. The proposed site plan shows redesign of the parking lot to allow two loading spaces on the south side of the driveway. No parking is allowed adjacent to the north elevation of the center. Staff does not wish to see two parking spaces on the building side of the driveway adjacent to the building (amended by applicant).
- b. The rear elevation adjacent to Exposition Boulevard proposes to have car stereo installation. Staff recommends that parking spaces be indicated for car storage. Currently no vehicle parking is shown along the Exposition Boulevard parking area. Any new parking will be required to comply with the City Tree Shading Ordinance. The number of parking spaces will depend on the maximum number of vehicles which can be worked on during a day. No overnight storage of automobiles is to occur outside the building (four spaces added).

2. Elevations

- a. Trash & Loading Dock Gates; materials to be used are not specified on the site plan or elevations. Solid metal gates on either wheels or hung with cane bolts are to be used. The height of the gates shall be sufficient to screen the height of the dumpster unit. If the larger containers of eight feet in height are used, the gates should be eight feet high. The color of the solid metal gates should be the same as the block wall material used on the building. Staff notes wing walls are used behind Mervyns to screen their trash containers (not shown on rear elevation).
- b. Front Elevations: staff is concerned over the use of vast expenses of alucobond red and grey panels as proposed. After review and comparison for architectural compatibility with the Mervyns, Schofields and other buildings in the center, staff recommends the deletion of all alucobond surfaces and colors. Staff recommends the continued use of masonry block along the north building elevation in a color the same as the existing building (not agreed to).
- c. Mechanical Equipment Enclosures - Roof Mounted: the screening of roof-top mechanical equipment with stucco clad walls appears adequate. We recommend that the surface be constructed of a material and painted a similar color as the existing roof-top mounted equipment on Mervyns and Schofields. (OK)

- d. Entry-Way Sign: only one sign is allowed per building frontage. The two Circuit City signs shall be redesigned as one sign with color and lighting compatible with the Mervyn's and Schofield's sign, e.g., white internally illuminated individual letters with anodized metal return and borders. One sign could be located on the rear of the building facing Exposition Boulevard. (OK)
- e. Rear Elevation - Doorways: the Design Review Coordinator recommends that the doorway height along the rear elevation be the same height as the roll-up doors. The area above the pedestrian doors are to be trimmed out and either a panel inserted or similar door surface extended to the height line. All doors are to be painted a color to match the masonry block wall. Contrasting colors are not to be used. Trim colors shall be similar to those used on other portions of the main building. (OK)
- f. Landscaping - Exposition Boulevard Elevation: adjacent to the south building elevation, provision should be made for a landscape strip adjacent to the wall to allow planting of a heat tolerant ivy or vine. Use of the ivy is designed to soften the massiveness of the wall. (OK - Shown)
- g. Storefront Windows - North Elevation: staff recommends that display windows be added along the sidewalk between Schofields and the entryway similar to the existing storefronts. This would break up the massiveness of the wall between Schofield's store front and the Circuit City entryway. (Not Agreed To)
- h. Canopy on Awnings - Rear Elevation: the Design Review Coordinator commented on the desirability of including awnings or canopy projections over the rear elevation doorways facing Exposition Boulevard. Staff recommends the revised elevations show awning or canopies constructed of architectural materials compatible with the main building. (Not Agreed To)

Agency comments:

The City Fire Department and Traffic Engineering Division have provided the following comments:

Fire Department

1. If parking is done in phases, adequate emergency access must be provided (back of building).
2. Fire Department Connection (FDC) required out at street (address side).
3. Double pumper fire hydrant required within 50 feet of FDC.

4. Highpile stock (greater than 12 feet) requires additional building features, heat and smoke vents, curtain beards, etc. (refer to Uniform Fire Code 1985, Article 81).

Traffic Engineer

Review West Driveway on Arden Way for possible widening.

PROJECT SUMMARY:

Staff observes that the proposed building is not architecturally compatible with the other buildings. Originally, staff recommended deletion of the red and grey alucobond surfaces and replacement with a material more similar to the concrete block wall and earthtone colors. Staff also discussed the possibility of expanding the same architectural theme throughout the shopping center. Since Scofields and Mervyns are located on separate lots under different ownerships, the applicant informed staff that the adjacent owners do not anticipate any need to redesign the architecture of their stores.

By approving the proposed red tower and grey storefront constructed with lucobond material, the shopping center will have focus in the Center. The Point West Architectural Review Committee supports the colors and use at the location. Staff, therefore, supports the change in architectural style for the center. Staff has informed the adjacent property owners of the proposed change in style. No comments were received in opposition at the time of report preparation. However, should design alterations be requested to adjacent users (Scofields, Mervyns and other retail shops) the design characteristics of the Circuit City will be extended to these buildings.

ENVIRONMENTAL REVIEW:

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the special permit, subject to conditions and based upon findings of fact which follow.
- C. Approve the Plan Review of a 33,300 square foot retail store.

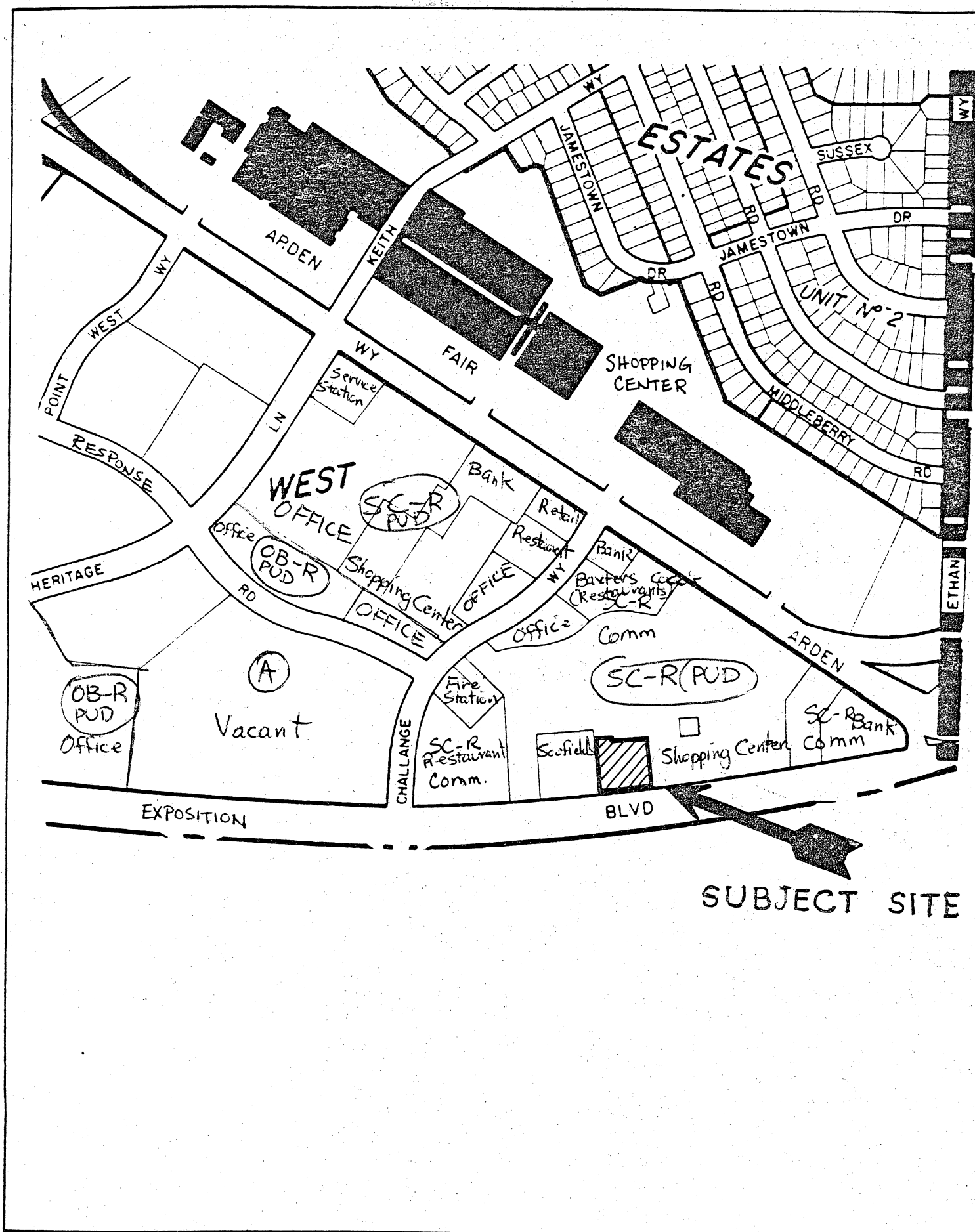
5 Lyd Center Exposition Pkwy. 10000
Circuit City 6th Pl. Div. (Circuit City)
~~Lyd Center Exposition Pkwy. 10000~~

Conditions - Special Permit & Plan Review

1. A sign program for the proposed structure shall be submitted to staff for review and approval and shall comply with the Point West PUD Guidelines.
2. A detailed landscaping and irrigation plan shall be submitted to staff for review and approval prior to issuance of building permits.
3. The applicant shall install display windows or a similar element to provide relief on the blank wall on the north elevation.
4. The applicant shall construct the building according to the site plan and elevations attached to this report except for modifications to bring the structure into compliance with building code or zoning ordinance requirements, including PUD Guidelines.

Findings of Fact - Special Permit and Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the project site is an area designated for retail development;
 - b. the project is compatible with surrounding land uses which consist of retail stores, banks and restaurants and Cal Expo to the south; and
 - c. the architectural design will provide a focus of architectural identity for the shopping center.
2. The project, as conditioned, is not injurious to the public health welfare or safety or surrounding properties in that:
 - a. adequate vehicle access and parking is provided in the shopping center for the increased parking requirement; and
 - b. loading areas will not obstruct the flow of traffic adjacent to the site.
3. The project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial and office use by the 1974 General Plan and the proposed Circuit City Store is consistent with the plan designation.



VICINITY - LAND USE - ZONING

P-87-408

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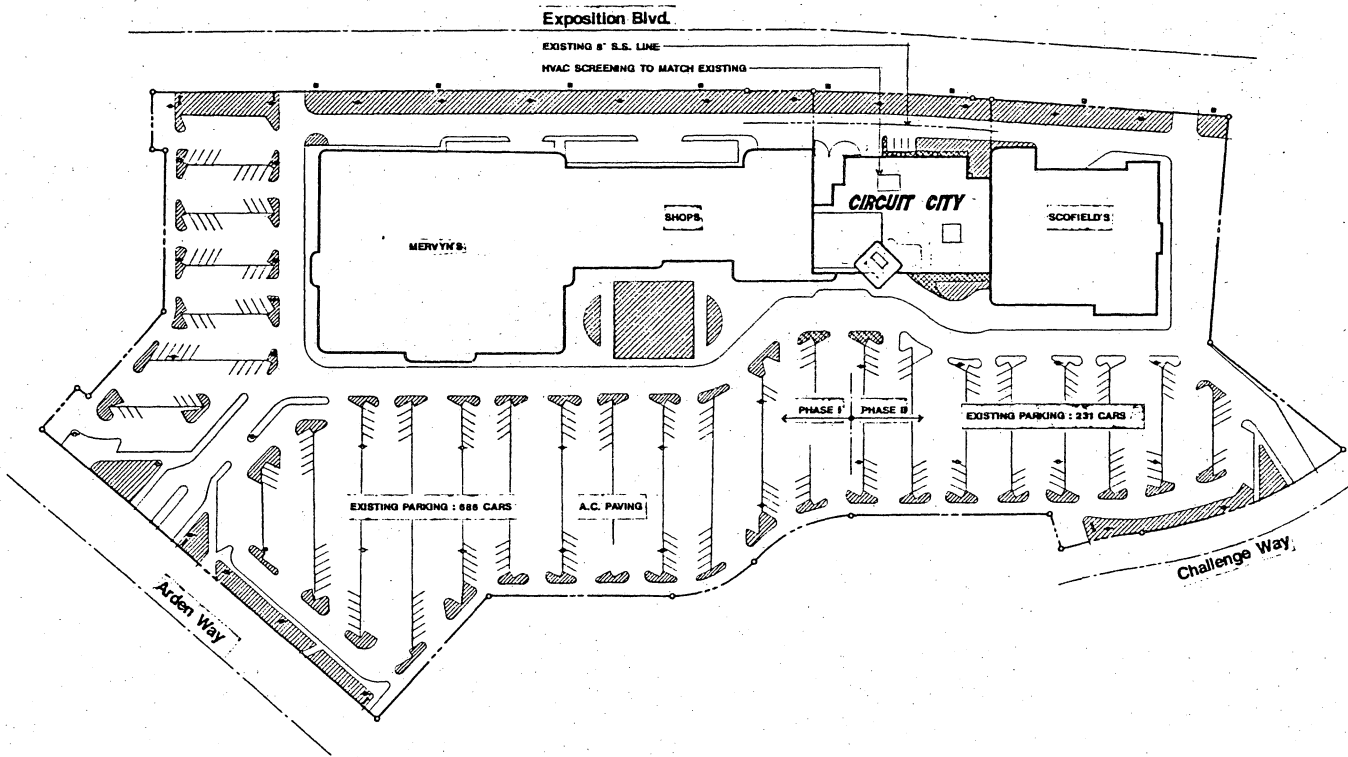
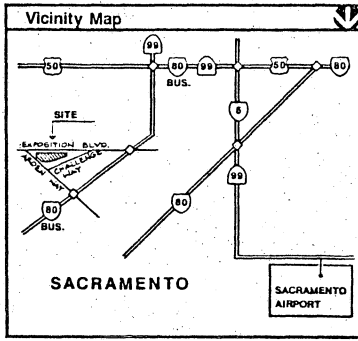
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Sheet Index
1 Sheet Index, Parking Analysis, Vicinity Map, Site Development Plan
2 Site Plan & Landscape Plan
3 Floor Plan
4 Mezzanine Plans
5 Elevations

Legend
◀ EXISTING PARKING LOT LIGHT
■ EXISTING STREET LIGHT
I EXISTING SIGN
▨ EXISTING PLANTER
▩ NEW PLANTER TO BE ADDED TO EXISTING

Parking Analysis	
BUILDINGS ESTABLISHED UNDER PHASE I & II	
BUILDING AREA	191,750 S.F.
PARKING REQUIRED	767 CARS
PROPOSED CIRCUIT CITY BUILDING	
BUILDING AREA	33,300 S.F.
PARKING REQUIRED	133 CARS
TOTAL BUILDING AREA	225,050 S.F.
TOTAL PARKING REQUIRED	900 CARS
TOTAL EXISTING PARKING PROVIDED	917 CARS
SURPLUS PARKING	17 CARS



OVERALL SITE PLAN

Site Development Plan



825 Fourth Street
 San Rafael, California 94903
 415 453 4454
 Brent Dickens
 AIA

SACRAMENTO (POINT WEST PLAZA) CA
CIRCUIT CITY

Sheet Index
 Parking Analysis
 Vicinity Map
 Site Development Plan

PROG	DATE
30	JUN 87
2	JUL 87
7	JUL 87
27	JUL 87
19	AUG 87
17	SEP 87

1" = 60'-0"

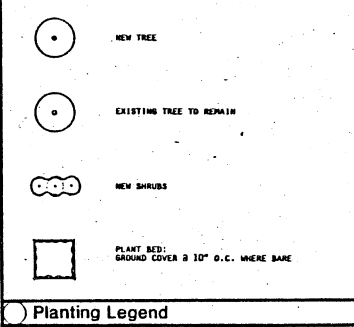
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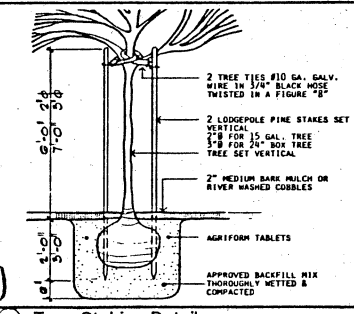
KEY	BOTANICAL NAME	COMMON NAME	SIZE
①	IRELES		
②	CELTIS SIMENSIS	CHINESE HACKBERRY	15 GAL.
③	FRAXINUS OXYCARPA "RAYWOOD"	RAYWOOD ASH	15 GAL.
④	SHRUBS		
⑤	DIETES VEGETA	AFRICAN IRIS	5 GAL.
⑥	PITTOSPORUM "WHEELER'S DWARF"	WHEELER'S DWARF	5 GAL.
⑦	RAPHIOLEPIS INDICA "SPRINGTIME"	INDIA HANTHORN	5 GAL.
⑧	XYLOSMA CONGESTUM "COMPACTA"	XYLOSMA	5 GAL.
⑨	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL.
⑩	TERNstroemia BYRNANTHERA	TERNstroemia	5 GAL.
⑪	GROUND COVER		
⑫	HEDERA HELIX	ENGLISH IVY	FLATS
⑬	PASSIFLORA ALATOCAERULEA	PASSION VINE	5 GAL.

Plant List

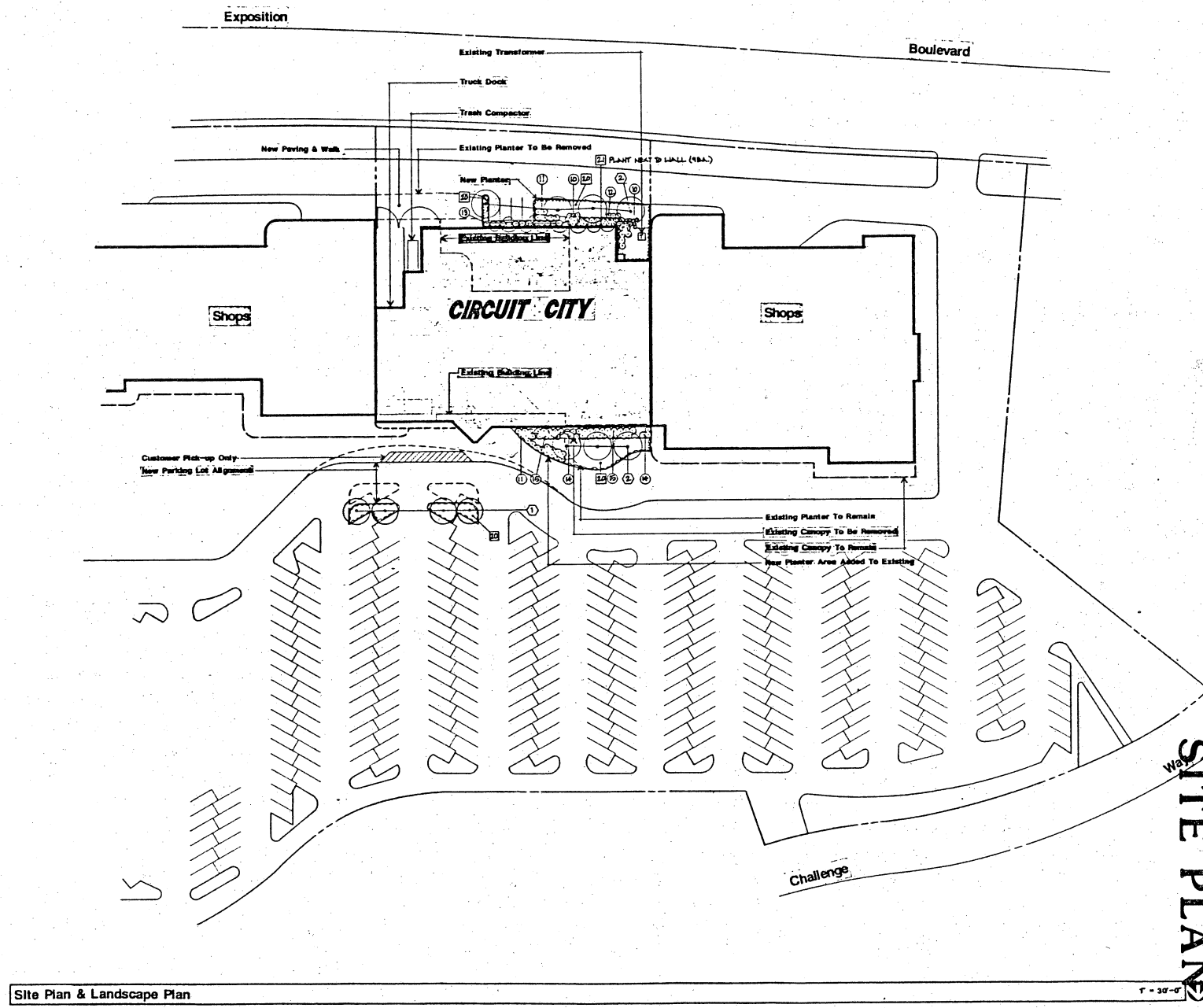


- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT FOR DECISION.
- ALL PLANT BEDS TO BE CULTIVATED, WEEDS REMOVED, FERTILIZED, AND NEW TOPSOIL ADDED WHERE REQUIRED.
- REMOVE ALL DEAD OR DISEASED PLANTS AS DIRECTED.
- REPAIR IRRIGATION SYSTEM AS REQUIRED. RESET LEAKING RISERS OR REPLACE DEFECTIVE HEADS. REPAIR ALL LEAKS. ADD NEW LINES AND HEADS TO NEW PLANT BEDS. CAP LINES NO LONGER IN USE.
- LOCATION OF ALL TREES & SHRUBS TO BE APPROVED BY ARCHITECT PRIOR TO PLANTING.
- FILL IN ALL BARE AREAS NOT OTHERWISE PLANTED WITH NEW GROUND COVER @ 10" O.C.
- SPREAD 2" MEDIUM BARK MULCH ON ALL PLANT BEDS.

Notes



Tree Staking Detail NO SCALE



Site Plan & Landscape Plan

1" = 30'-0"

Architecture
&
Planning

875 Fourth St.
San Rafael, Calif.
415 453 4

Brent Dicke

SACRAMENTO (POINT WEST PLAZA) CA

CIRCUIT CITY

Site Plan
Landscape

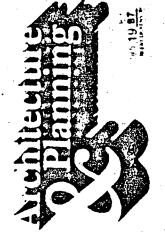
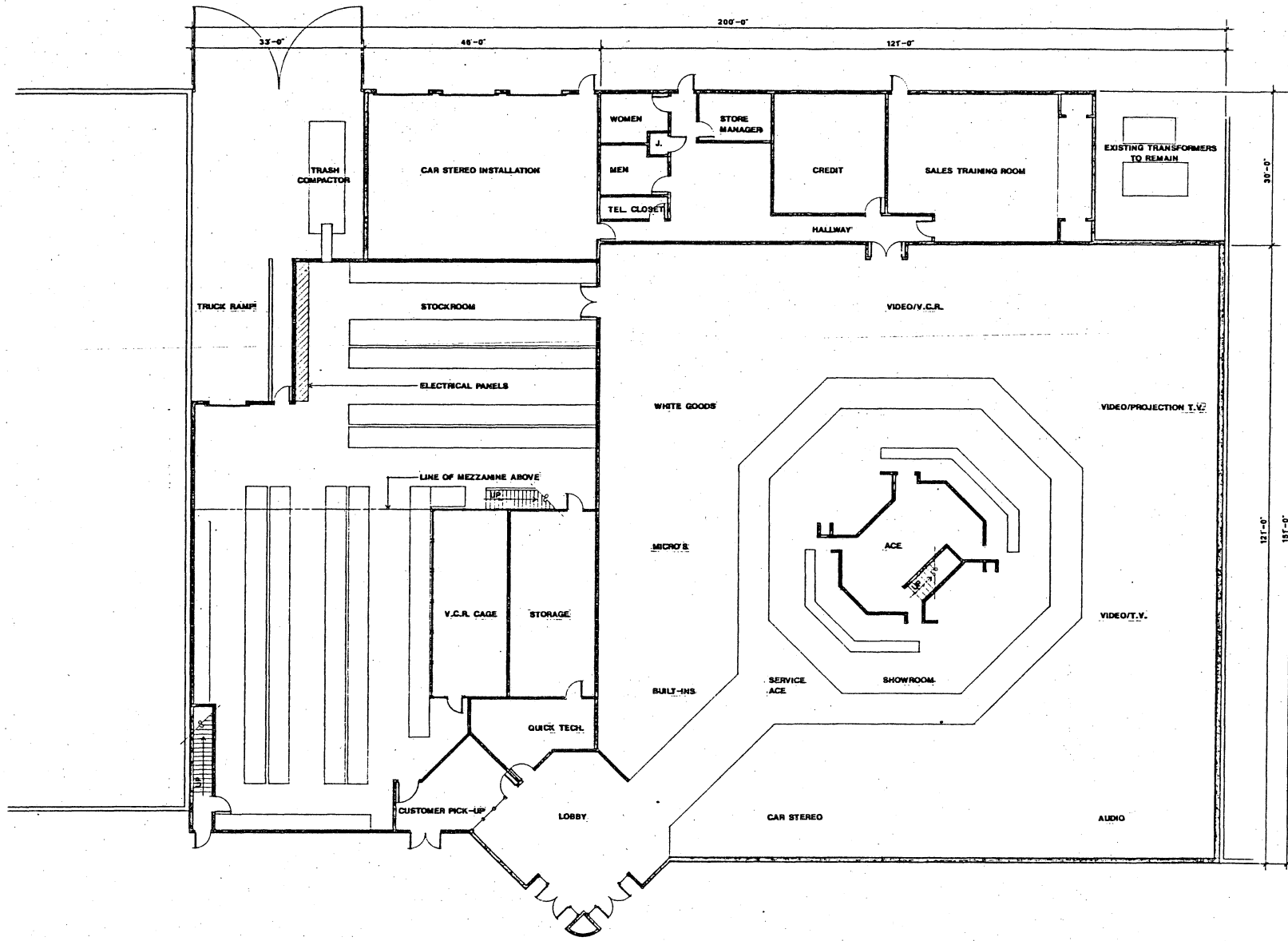
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21	JUN
22	JUN
23	JUL
24	JUL
25	JUL
26	JUL
27	AUG
28	AUG
29	AUG
30	AUG

SITE PLAN

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stem 29



825 Fourth Street
 San Rafael California 94901
 415 453 4353
 Brent Dickens
 AIA

SACRAMENTO (POINT WEST PLAZA) CA
CIRCUIT CITY

FLOOR PLAN

Floor Plan
 14 SEP 87
 17 SEP 87

Floor Plan

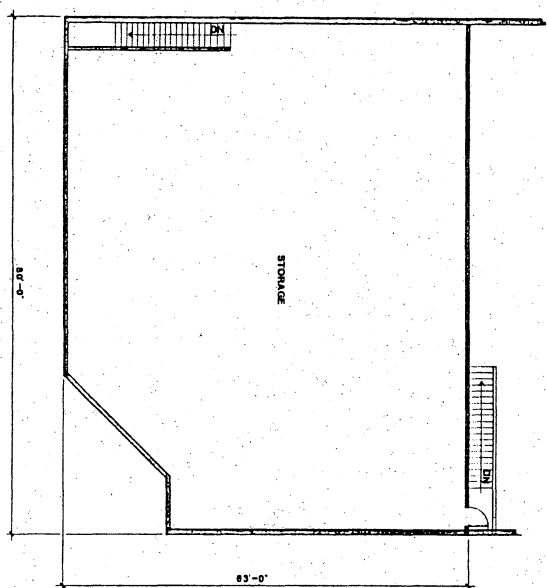
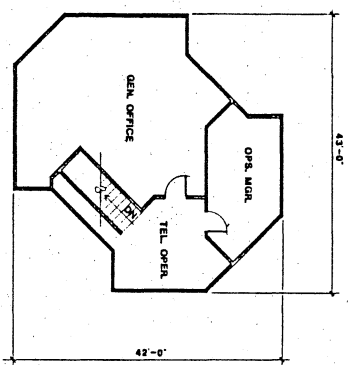
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3

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Stem



SECOND STORY

SACRAMENTO (POINT WEST PLAZA) CA

CIRCUIT CITY

Architecture
Planning

525 Franklin
San Rafael, CA 94901
415-453-7333
Brent Dick

Mezzanine
Plan

14 SEP 1987

P-87-408



© 1987

525 Fourth Street
San Rafael, California
94901
415 453 4434
Brent Dickens
ATA

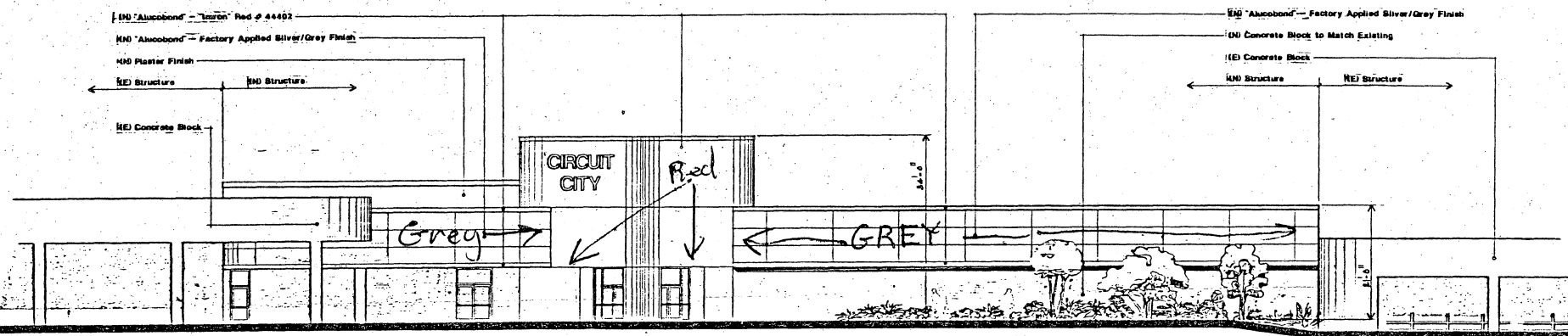
SACRAMENTO (POINT WEST PLAZA) CA
CIRCUIT CITY

ELEVATIONS

Elevations

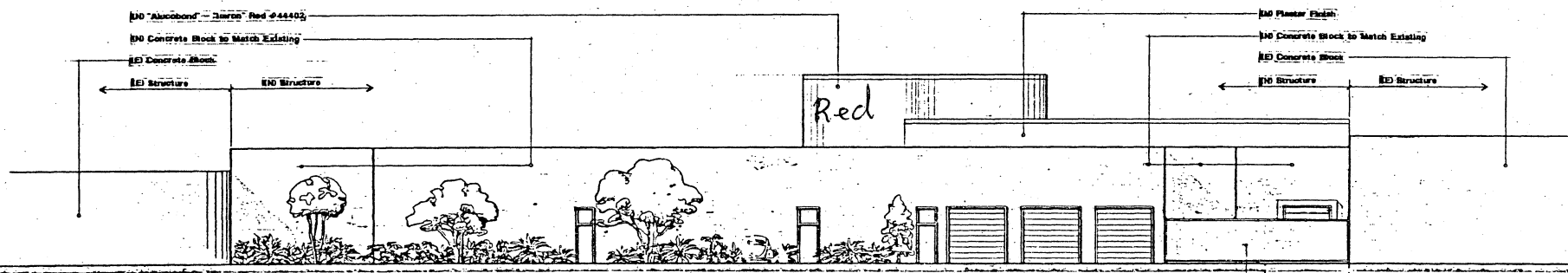
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23 JUN 87
26 JUN 87
2 JUL 87
17 JUL 87
30 JUL 87
18 AUG 87
17 SEP 87

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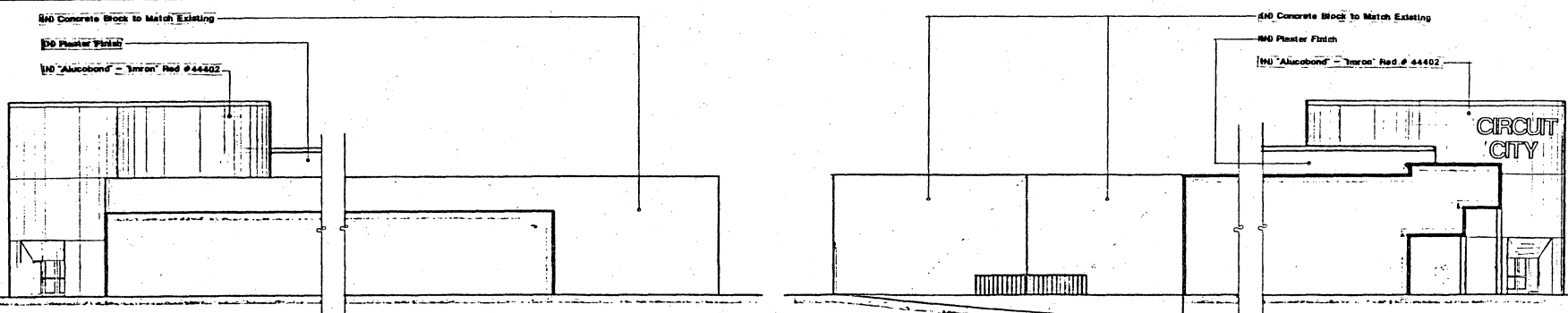
South Elevation

1/8"=1'-0"



North Elevation

1/8"=1'-0"



East Elevation

West Elevation

1/8"=1'-0"

10-22-87

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*Point West
Community Association*

P.O. Box 255500, Sacramento, California 95865-9990

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The Beverly Garland Hotel

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Catherine Templeton
Peter Paulsen Company

Dan Hendricks
Planning & Development
Planning Division
1231 "I" Street, Room 200
Sacramento, California 95814

SUBJECT: P-87-408 Special Permit
Circuit City Stores
Parcel #277-0271-023

Dear Mr. Hendricks,

The Point West Architectural Review Committee has again reviewed the request by Circuit City for plan approval. The committee has several concerns over this project which are as follows:

- a) The future view of the south side of the building which is to be the "installation" facility is of concern and we feel some attention is necessary. Either additional landscaping or wingwalls. See section 4-D, paragraph 1-4 Point West P.U.D. C.C. & R'S.
- b) The "gate" in the loading area has no detail or color.
- c) The loading area at the stores front entry needs assurances that signage and parking problems do not occur. Often promises are made at the planning stages that the operations people totally ignore.

CITY PLANNING DIVISION

October 16, 1987

OCT 16 1987

RECEIVED

Representing over \$900 Million in Real Estate Holdings

P-87-408

10-22-87

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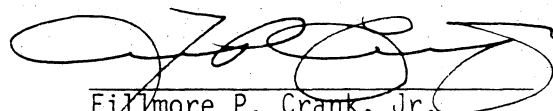
Dan Hendricks
Planning & Development
October 16, 1987
page 2

- d) Last but perhaps the largest concern is the "alucabond" and colors. The colors are not in keeping with the C.C. & R'S for the P.U.D. (section 4, paragraph 4) "the effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with colors of other buildings in the development and natural surroundings." Section 4-B, paragraph 2 - "The general overall atmosphere of color shall be natural tones. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee.

It is requested that the planning department pay particular attention to these items and those specifically outlined in the point west C.C.& R.'S prior to approval of this project.

A special note should be made that should Circuit City decide to vacate these premises (as submitted) the area could well be strapped with yet another abandoned specialty building of little or no use to any other prospective tenant. The "Big Yellow House" as an example remains a boarded up abandoned eye sore to the point west area and the city's "financial / hotel district."

Respectfully submitted,



Filmore P. Crank, Jr.
President
Point West Community Association - A.R.C.

FPC:td

P-87-408

10-22-87

John