

AMENDED BY STAFF 1/12/88

CITY PLANNING COMMISSION

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

APPLICANT Interior Architects Inc. 351 California St., Ste.#400, San Francisco, CA94104
OWNER Sacramento City Employees Retirement System, Ravel Property Management
Attn: Richard Forster - 1815 Stockton Blvd., P O Box 160848, Sac., CA 95816
PLANS BY Interior Architects, Inc. 351 California St. Ste #400, San Francisco, CA94104
FILING DATE 11/16/87 ENVIR. DET. Ex. 15061(b)(a) REPORT BY CV/vf
ASSESSOR'S-PCL. NO. 274-060-034

APPLICATION: A. Plan Review for a 4,800 sq. ft. free-standing branch bank located in the Shopping Center-Review (SC-R) zone

B. Variance to allow the required back-out and maneuvering area to be located off-site

LOCATION: 1532 West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 4,800 sq. ft. Wells Fargo Bank.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Offices
1978 South Natomas Community
Plan Designation: Commercial Shopping Center
Existing Zoning of Site: SC-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A(PUD)	Front:	50'	87+'
South: Shopping center; SC-R	Side(Int):	0'	24+'
East: Shopping center; SC-R	Rear:	0'	30+'
West: Shopping center; SC-R			

Parking Required: 19 spaces (1:250)
Parking Provided: 38 23 spaces (*amended by staff)
Property Dimensions: 136+ x 197+
Property Area: 0.6+ acres
Square Footage of Building: 4,800
Height of Building: 1-story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Redwood
Roof Material: Hidden tapered built-up roof
Colors: Tan & beige

BACKGROUND INFORMATION: On June 12, 1980 the Planning Commission approved a plan review for a 115,580 square foot shopping center (P-9035). On July 15, 1980 the City Council approved a subdivision modification to waive service connections and a tentative map to divide 9.5+ acres into two parcels (P-9035). On June 26, 1985 the City Council approved a tentative map to subdivide the 9.5+ acres into three parcels (P85-214).

APPLC.NO. P87-477 MEETING DATE January 14, 1988 ITEM NO. 19

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is vacant and is zoned Shopping Center-Review (SC-R). Surrounding land uses include vacant to the north and a shopping center located to the south, east and west.

B. Proposal

The applicant proposes to construct a 4,800 square foot bank on a separate parcel located adjacent to West El Camino Avenue and in the Discovery Plaza Shopping Center.

Elevations proposed indicate a one-story structure. Redwood V-groove shiplap siding and trim are proposed for the exterior building materials. A hidden tapered built-up roof is also proposed. Covered walkways are proposed along the north, west and east building elevations.

Floor plans submitted show three automatic teller machines located along the north building elevations.

Staff finds the elevations submitted to be compatible with an existing financial building located at the corner of West El Camino Avenue and Truxel Road. This building is constructed with a redwood exterior. Staff also finds the proposed building elevations to be compatible with the Discovery Plaza shopping center, consisting of stucco with a metal roof.

C. Landscaping

**Amended by Staff*

There are two existing landscape planters located adjacent to and south of the subject site ~~along the south and along the north~~ property lines (see site plan). The applicant proposes to add additional landscaping along the north, east and west building elevations (see site plan). Landscaping and irrigation plans shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.

D. Variance - Parking

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by staff*

The applicant proposes to locate a total of 38 23 parking spaces on the project site. All but eight of these parking spaces are existing spaces (see site plan). ~~The existing 90 degree parking spaces located along the south property line have a stall depth of approximately 15'6" // The zoning Ordinance requires a minimum 16' stall depth with a two foot overhang // Staff recommends these parking stalls be increased to 16' in depth and located entirely on the subject site // Staff finds there is adequate area on site to accomplish this // The applicant has agreed to comply with this recommendation //~~

The existing parking spaces located on the northern portion of the project site show a back-out and maneuvering area of approximately 23' (see site plan). The Zoning Ordinance requires 26' of back-out and maneuvering area for 90 degree

angle parking stalls. Staff notes there is adequate area on-site to accommodate the required back-out and maneuvering area. The applicant has agreed to provide the required 26' of back-out and maneuvering area.

The proposed 60 degree angle parking stalls located along the east property line will require a variance to allow the required back-out and maneuvering area to be located off-site using the existing one-way isle located adjacent to the project site. According to the City Traffic Engineering Department, the existing one-way isle located to the east of the project site will provide 15' of back-out and maneuvering area. The Zoning Ordinance requires a total of 20' of back-out and maneuvering area. Traffic Engineering has recommended these 60 degree angle parking stalls be moved 5' to the west to provide the required 20' of back-out and maneuvering area. The applicant has agreed to relocate the proposed 60 degree angle parking stalls 5' to the west. Staff further notes a reciprocal access easement agreement will be required to allow the required back-out and maneuvering area to be located off-site. In addition, the only access to the proposed 60 degree angle parking stalls is from the existing one-way isle located east of and adjacent to the subject site.

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by staff*

~~The existing parking stalls located adjacent to the south property line of the subject site require a variance to allow the required back-out and maneuvering area to be located off-site. These parking stalls would use the existing two-way isle located adjacent to and south of the subject site. Staff notes a reciprocal access easement agreement will be required to allow both access to these parking stalls from off the project site and the required back-out and maneuvering to be located off-site.~~

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E.

Staff supports the variance request to locate the required back-out and maneuvering area off-site provided there is compliance with the above requirements regarding parking stall depths, required back-out and maneuvering areas and reciprocal access easement agreements.

Signs

The applicant proposes a total of four attached signs, one for each building elevation. The Sign Ordinance allows two attached signs for the subject site. These signs shall not exceed a total aggregate area of three square feet of sign area per front foot of building occupancy or a total of 225 square feet. The applicant has agreed to reduce the number of signs to two and comply with all other applicable Sign Ordinance requirements.

In addition, the applicant proposes to locate one 6'7-1/2" wide by 7'0" high illuminated monument sign in an existing landscape area off-site (see site plan - signs). This sign is to be located approximately 290' from the existing shopping center monument sign located to the east. The Sign Ordinance requires the proposed Wells Fargo Bank monument sign to be located a minimum of 300' from the existing shopping center monument sign located to the east.

Staff notes the existing shopping center monument sign located to the east of the proposed monument sign is approximately 9' in height, as measured from the sidewalk. To provide consistency with the existing shopping center monument sign. Staff recommends the proposed Wells Fargo Bank monument sign not exceed 9' in height, as measured from the sidewalk.

F. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Building Inspections, Fire and the South Natomas Advisory Committee, and the following comments were received:

Traffic Engineering

1. A reciprocal access easement is required.
2. The 60 degree parking stalls shall provide a minimum of 20' of back-out and maneuvering area.

South Natomas Advisory Committee

There are several concerns we have on this project.

1. This center is already limited on its ability to handle the parking needed. The main access to this bank from El Camino is in an area of restricted visibility because of street-side parking and a point where two lanes merge into one lane. It is a very dangerous area of West El Camino. Measures should be taken to eliminate exiting to west-bound El Camino. Street side parking should be eliminated or restricted near the exists.
2. The building has too much signage. We believe they only need two signs for the building.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061(b)(1)).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Plan Review to allow a 4,800 square foot bank subject to conditions and based upon the findings of fact which follow; and
- B. Approve the Variance subject to conditions and based upon the findings of fact which follow.

Plan Review - Conditions

1. The elevations submitted for building permit review shall be the same as those attached to this staff report.
2. Only two attached signs shall be allowed. Their total aggregate area shall not exceed 225 square feet.
3. The proposed monument sign shall be limited to 9' in height, as measured from the sidewalk. This sign shall be located a minimum of 300' from the existing shopping center monument sign.

4. The proposed ground cover shall be composed of living plant material. Landscaping and irrigation plans shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.

Plan Review - Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. there is adequate parking located on-site; and
 - b. the proposed bank is compatible with surrounding commercial land uses.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that the site provides adequate area for the proposed bank. The proposed architectural design of the bank will be compatible with the existing shopping center design.
3. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial shopping center by the 1978 South Natomas Community Plan and the proposed bank conforms to the plan designation.

Variance - Conditions

1. A reciprocal access easement agreement shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.

~~2. The existing parking stall depths along the south property line shall be increased to 16' and located entirely on the subject site.~~ *deleted by staff

- ~~2B/~~ A 26' back-out and maneuvering area shall be provided for the existing parking stalls located on the north portion of the site as indicated on the site plan.

- ~~3A/~~ The proposed 60 degree angle parking spaces shall be relocated 5' to the west to allow for the required 20' of back-out and maneuvering area.

Variance - Findings of Fact

1. Granting the variance does not constitute a special privilege extended to one property owner in that:
 - a. adequate on-site parking is provided; and
 - b. adequate back-out and maneuvering area can be provided off-site.