



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

**SPECIAL PERMIT MODIFICATION**

(P87-273)

**Application:** Planning Director's Modification of a Plan Review for a Shopping Center located in the Shopping Center Review (SC-R) zone.

**Location:** Northwest corner of Windbridge and Rush River Drive

**Background Information:** On July 23, 1987 the City Planning Commission approved the Plan Review for the Promenade Shopping Center which consisted of 141,600 sq.ft. of floor area. The site development consisted of two retail strips on one parcel and two building pads. The original development was approved with 567 parking spaces, which is one over the requirement for the square footage being proposed. The applicant was informed at the time, that if any restaurant's were to be proposed for the center an overall site parking problem would exist. The total number of parking spaces provided would not accommodate restaurant uses.

**Applicant's Proposal:** On July 19, 1989 the applicant submitted a request for some minor modifications to the Plan Review (P87-273). The applicant is requesting the following changes to the original approval of this shopping center:

1. Delete the building pad at the corner of Windbridge Drive and Rush River Drive in order to provide additional parking;
2. Reduce the building square footage on the interior pad (Bank of America) from 6,000 to 5,200 square feet;
3. Construct a 4,000 sq.ft. addition to the rear of Building A-4 (see attached plan) to allow for a Thrifty's Drug

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4. Re-Stripe the entire parking lot in order to provide additional required parking on the site.

By allowing the proposed changes to the center the previously approved square footage would be decreased by 1,409 sq.ft. making the total building area on the site 140,191 square feet. The site revisions will allow the applicant to provide 637 parking spaces which is 70 spaces more than had previously been approved.

Staff Comments: After reviewing the changes which are proposed on the attached plan, staff feels that these changes will eliminate the parking problem that now exists. The parking requirements of the site have been calculated on the following information:

1.	125,001 sq.ft. of Retail at 1/250 sq.ft.	=	500 spaces
2.	11,433 sq.ft. of Restaurants with 408 seats at 1/3 seats	=	136 spaces
3.	3,757 sq.ft. of Breezeway	=	None Required
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	140,191 Total Building Area	=	636 Spaces Required
			637 Spaces Provided

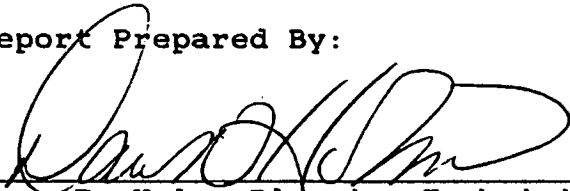
RECOMMENDATION: Staff recommends approval of the Plan Review Modification subject to the following conditions:

- Based on available parking, no more than <sup>5</sup> restaurants with a total of 11,433 square feet and 408 seats shall be located in this shopping center;
- No fitness centers (Aerobics, Nautilus, Etc.) shall be located in this shopping center due to the lack of available parking;

00176

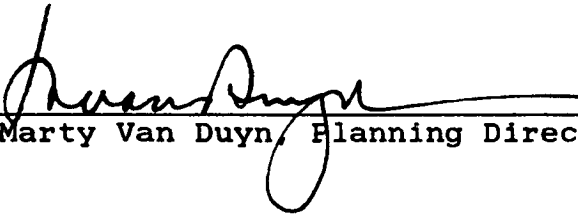
3. The two breezeways totaling 3,757 sq.ft. are to be maintained as an open area and are not to have any sales area or seating located within them;
4. All conditions on the original approval of this center (see attached report and conditions) shall be complied with;
5. All tenants shall have a copy of the conditions of approval for this center attached to their lease; and
6. All necessary building permits shall be obtained from the building department prior to any construction or re-stripping of the parking area.
7. Complete the re-stripping of the parking lot prior to issuance of any additional building permits for tenant improvements other than those previously approved.

Report Prepared By:

  
\_\_\_\_\_  
Dawn T. Holm, Planning Technician

8-9-89  
\_\_\_\_\_  
Date

Recommendation Approved By:

  
\_\_\_\_\_  
Marty Van Duyen, Planning Director

8/28/89  
\_\_\_\_\_  
Date

cc: Lynn Robie

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