



Planning Commission

October 8, 2018

DPR 18-03; VAR-18-01; CUP
18-03; CUP 18-04; TPM 37489

Project Vicinity



Project Location

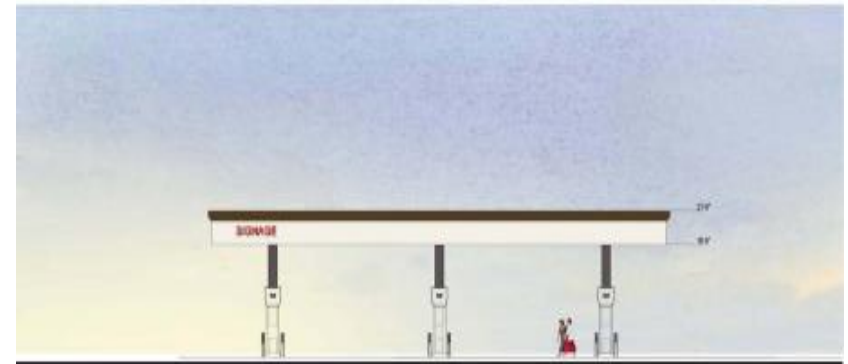


Proposed Uses

Major A	Grocery	45,712
Major B	Fitness Center	18,000
Shops 1	Service Oriented	6,300
Shops 2	Food/Service	5,400
Shops 3	Food/Service	8,149
Pad A	Drive through restaurant	3,525
Pad B	Convenience store with alcohol sales, drive-through car wash, fuel station	3,200
Pad C	Drive through restaurant	2,666
Pad D	Office Use	3,000
Pad E	Drive through restaurant	2,420
Building B	Office Use	13,000















Proposed Architecture – California Ranch



Hip and gable roofs, broad overhangs, and partially covered store fronts

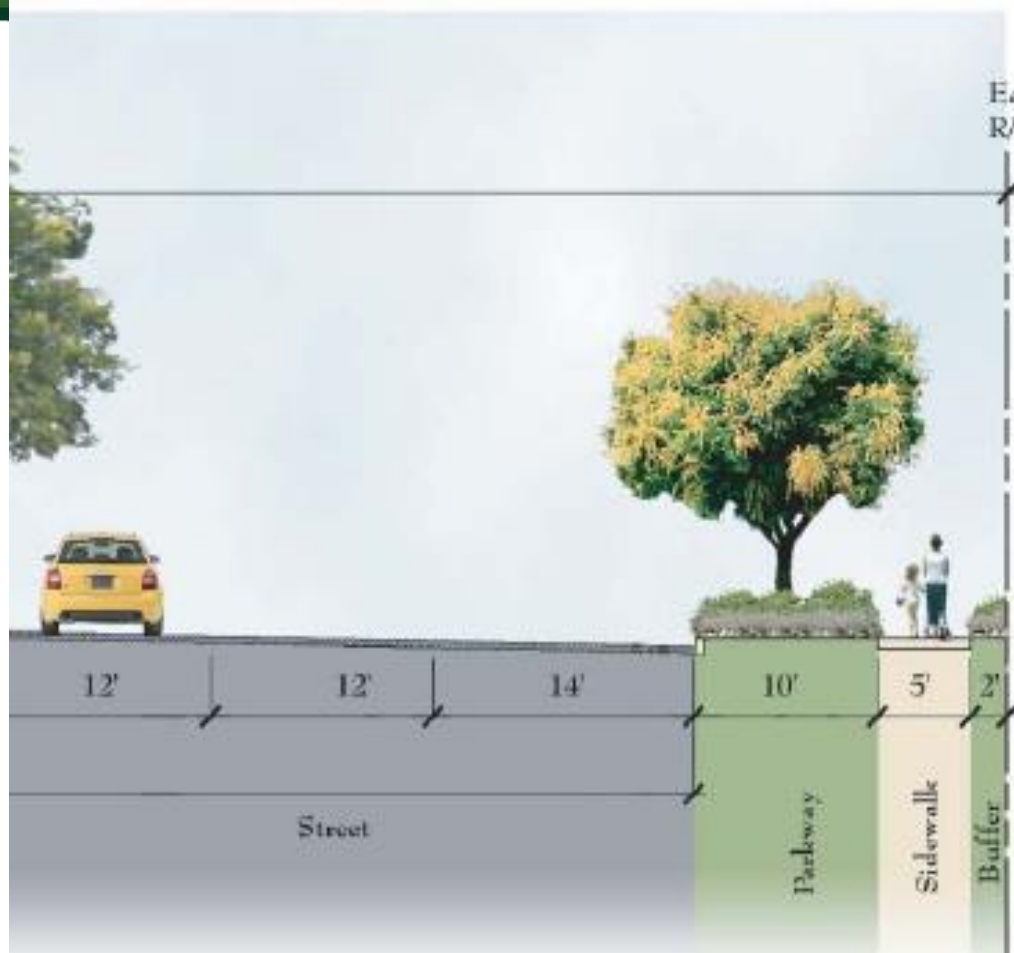


Proposed Colors & Materials

1		7		12		COLOR & MATERIALS PAINT 1. SHERWIN WILLIAMS SW 6154 - NACRE 2. SHERWIN WILLIAMS SW 7704 - TOWER TAN 3. SHERWIN WILLIAMS SW 2827 - COLONIAL REVIVAL STONE 4. SHERWIN WILLIAMS SW 0038 - LIBRARY PEWTER 5. SHERWIN WILLIAMS SW 2822 - DOWNING SAND 6. SHERWIN WILLIAMS SW 7538 - TAMARIND 7. SHERWIN WILLIAMS SW 7725 - YEARLING 8. SHERWIN WILLIAMS SW 2807 - ROCKWOOD MEDIUM BROWN 9. SHERWIN WILLIAMS SW 7723 - COLONY BUFF 10. OLYMPIC STAIN - DARK MAHOGANY 11. OLYMPIC STAIN - OXFORD BROWN 12. CANVAS AWNING TO MATCH SUNBRELLA SAND & BLACK 6" STRIPE 13. FIBER CEMENT SIDING TO MATCH - ALURA 13A. MAHOGANY 13B. REDWOOD 13C. CEDAR 13D. FLAGSTONE 13E. DESERT TAN 14. CMU BLOCK- ANGELUS BLOCK -"OAK BURNISHED" 15. CMU BLOCK- ANGELUS BLOCK -"SIENNA BROWN BURNISHED" 16. EL DORADO STONE VENEER - "CHESAPEAKE SHADOW ROCK" 17. METAL ROOF- COLOR TO MATCH AEP SPAN 17A. COOL METALLIC SILVER 17B. COOL METALLIC COPPER 18. STOREFRONT- ANODIZED ALUMINUM- MEDIUM BRONZE 19. LIGHT FIXTURE- BASELITE RLM- TO MATCH STOREFRONT COLOR
2		8		13		
3		9		14		
4		10		15		
5		11		16		
6		19		17A		
				17B		
				18		



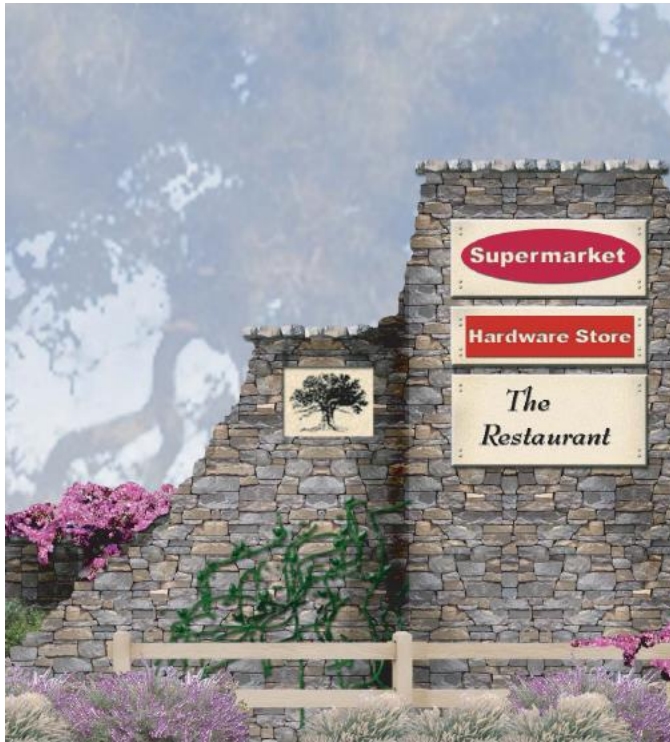
Parkway Improvements



Master Sign Program/Variance Request



Specific Plan Consistency



CUP 18-03 – Drive through facilities

The proposal to include drive through facilities is compliant with CMC subject to conditions of approval

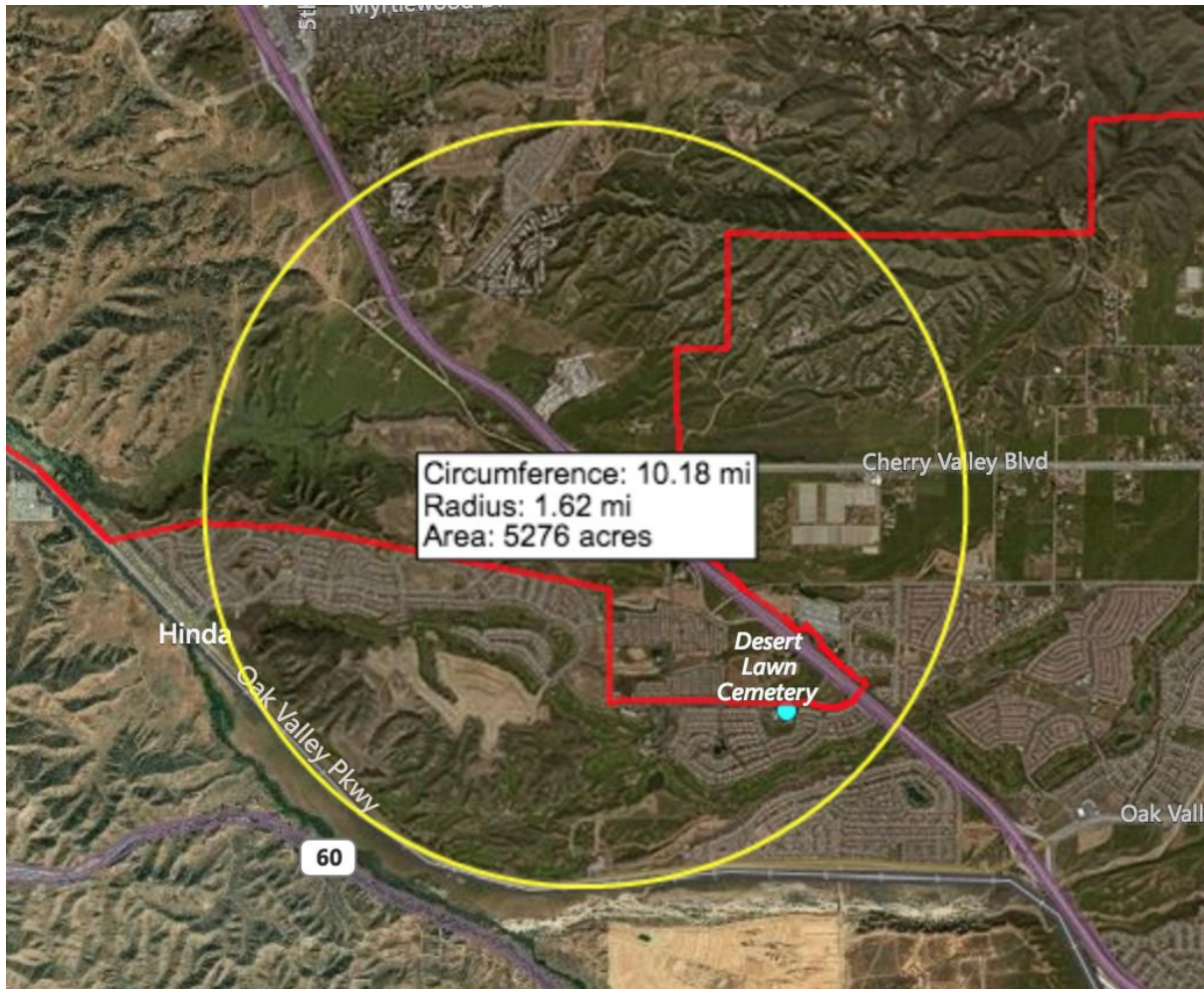


CUP 18-04 – Fuel Station and Alcohol Sales

- The proposed fuel station use is compliant with CMC subject to conditions of approval
- The proposed alcohol sales use is also compliant with CMC. The location meets all requirements related to oversaturation of alcohol sales in the area and all required minimum distances from residential uses, public parks, schools, and religious institutions.



Surrounding Uses



Recommendation

That the Planning Commission find the proposal within the scope of the Summerwind Ranch at Oak Valley Specific Plan Master EIR, approve DPR 18-03, VAR 18-01, CUP 18-03, CUP 18-04, and TPM 37489, and adopt PC Resolution 2018-13; -14; -15; -16; -17



Questions?

