

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION DENYING AN APPLICATION FOR A PROPOSED CHASE BANK WITH A DRIVE-UP ATM AND A COFFEE RETAILER WITH A DRIVE-THROUGH FACILITY LOCATED AT 520 N. EL DORADO STREET AND DIRECTING STAFF TO WORK WITH THE APPLICANT TO ACHIEVE CONSISTENCY WITH THE CITY'S COMMERCIAL DESIGN GUIDELINES (P16-0467)

The applicant, Frontier Real Estate Investment, submitted an application for Design Review to allow the redevelopment of a site located at 520 N. El Dorado Street; and

The subject Design Review and Site Plan application was processed by Planning staff in accordance with applicable Design Guidelines per the Design Review provisions of the Development Code; and

The proposed project's building placement and circulation need to be consistent with City Commercial Design Guidelines and take into account the context and development pattern of the surrounding area; now; therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

The Planning Commission hereby denies the proposed design and site plan of Chase Bank with a drive-up ATM and a coffee retailer with a drive-through facility at 520 N. El Dorado Street based on inconsistency with the certain findings under Stockton Municipal Code (SMC) section 16.120.060, particularly findings A, B, C, D, and E as follows:

Findings

A. The proposed development is inconsistent with all applicable provisions of this Development Code and other applicable City ordinances; ***because the proposal is inconsistent with the Citywide Design Guidelines that are used to meet the requirements of Design Review as outlined in SMC section 16.120.020 B.***

B. The general design considerations, including the character, quality, and scale of design are inconsistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City ***because the proposal does not continue the existing development pattern of "Street Adjacent Buildings-***

Pedestrian Orientation” as outlined in the Commercial Design Guidelines (Page no. 5, section 4.0, City of Stockton Citywide Design Guidelines, City Council Resolution 04-0213, March 2004) Specifically, the site is in the CD zoning district surrounded by buildings that are built directly adjacent to Fremont and N. El Dorado streets. Some of these buildings include newer development such as the Bank of the West just north of the site.

C. The architectural design of structures and their materials and colors are not visually compatible with surrounding development. Design elements (e.g. awnings, exterior lighting, screening of equipment, signs, etc.) have not been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, ***because the proposed project does not address site context in the site plan or materials pallet as determined by the panel of local licensed architects that make up the Architectural Review Committee (ARC). The proposed project was identified by ARC as an architectural style and layout that would be typical in a suburban setting and not typical for more urban areas such as the downtown.***

D. The location and configuration of structures are incompatible with their sites and with surrounding sites and structures *but* do not unnecessarily block views from other structures or dominate their surroundings ***because the proposed structure should be located at or near the El Dorado Street property line consistent with surrounding structures. The drive-through should be placed at the back of the building not visible from the street front consistent with the adjacent Bank of the West building’s drive-through design.***

E. The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have not been considered to ensure visual relief, to complement structures, and to provide an attractive environment; ***because the project proposal does not include full landscape plans at this time.***

F. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards; ***because the final site plan will be reviewed for ADA compliance by the building department.***

G. The building design and related site plans, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site; ***because staff believes that the proposal can be designed to best serve potential uses and patrons.***

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H. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g. American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.); ***because other standards will be reviewed by individual departments during plan check with City building department.***

PASSED, APPROVED, and ADOPTED December 15, 2016.

AYES:

NAYS:

ABSENT:

KEVIN HERNANDEZ, CHAIR
City of Stockton Planning Commission

ATTEST:

DAVID KWONG, SECRETARY
City of Stockton Planning Commission