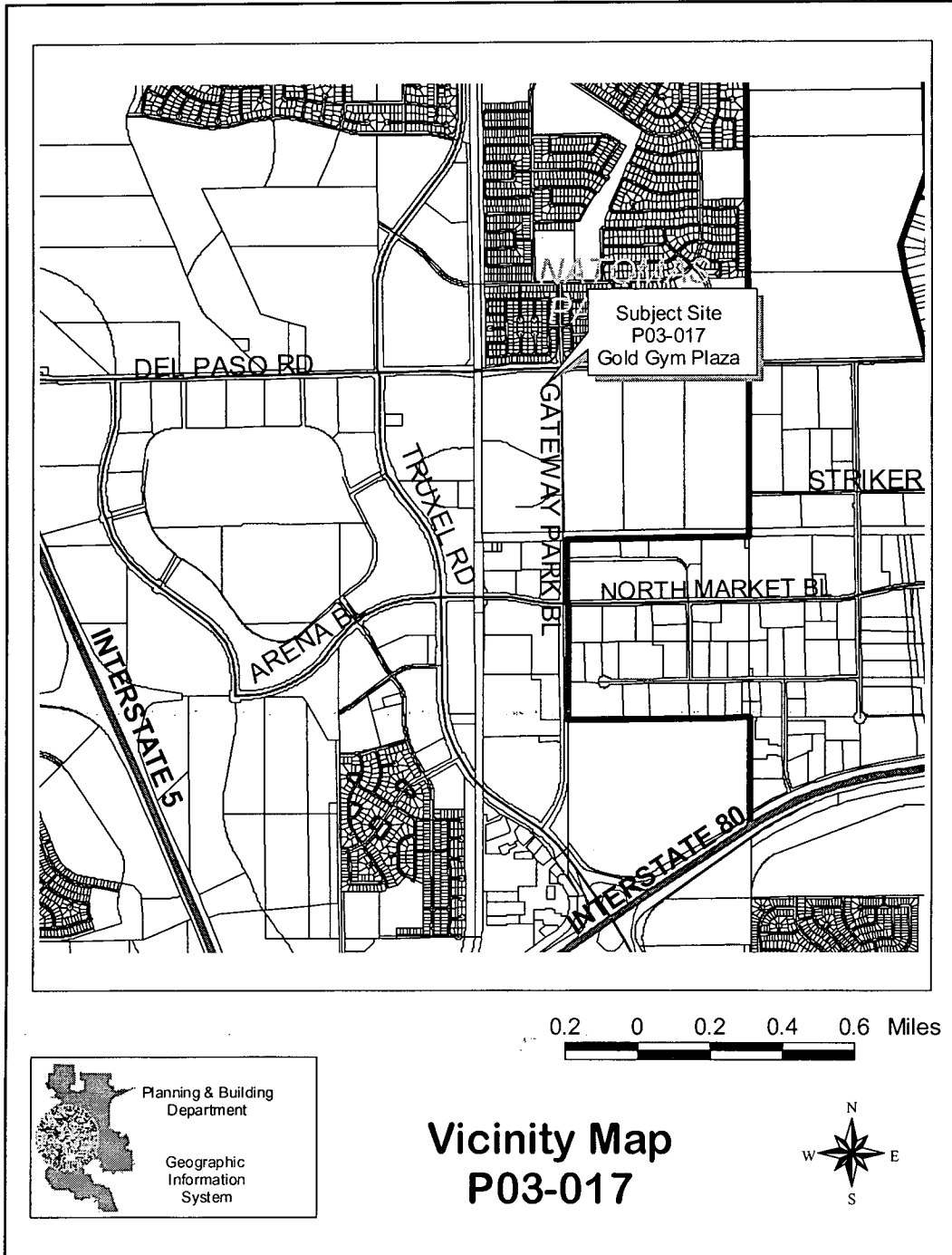


P03-017 Gold's Gym Plaza

- REQUEST:
- A. **Environmental Determination:** Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **Planned Unit Development (PUD) Schematic Plan Amendment** to allocate support retail uses in the Employment Center 50 (EC-50) zone within the Goldenland PUD;
 - D. **Special Permit** to construct a 42,000±square foot fitness club on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone
 - E. **Special Permit** to construct three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone.
 - F. **Special Permit** to waive ninety-four (94) required parking spaces for the fitness center

LOCATION: Southwest corner of Del Paso Road and Gateway Park Blvd,
North Natomas
APN: 225-1620-002
North Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	Pako Pimsaguan (The Bergman Compaines) (909) 627-3651 13745 Seminole Drive, Chino, CA 91710
OWNER:	Goldenland Partnership (Daniel Lee & Tim Kwan) 5122 Ellington Court, Granite Bay, CA 95746
APPLICATION FILED:	February 10 , 2003
STAFF CONTACT:	Kenny Wan, (916) 808-2222



SUMMARY:

The applicant is requesting the necessary entitlements to construct a 42,000±square foot fitness club and three retail buildings totaling 21,500±square foot on 5.8± net acres Employment Center-50 Planned Unit Development (EC-50PUD) zone within the Goldenland Planned Unit Development (PUD). The development has been reviewed and determined to be consistent with the land use designations in the General Plan, the North Natomas Community Plan, the Zoning Code and the Goldenland Planned Unit Development (PUD) Guidelines.

RECOMMENDATION: **Staff recommends approval of the project** subject to conditions in the Notice of Decision. This recommendation of approval is based on the consistency of the project with the General Plan, North Natomas Community Plan policies, Zoning, Subdivision Ordinance, and the Goldenland PUD Guidelines.

PROJECT INFORMATION:

General Plan Designation:	Mixed Use
Community Plan Designation:	EC-50
Existing Zoning of Site:	EC-50PUD
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	

North: Single-Family Home (R-1A PUD);
 South: Terracina Gold Apartment, Employment Center (EC-30-PUD) Zone;
 East: Vacant, Convenience Commercial (NC);
 West: Vacant, Employment Center (EC-50-PUD) Zone;

Overall Project:

Property Dimensions:	618'± feet by 542'9"± feet
Property Area:	5.8± gross acres 5.8±net acres
Number of Buildings:	4
Height of Building:	1story (±21 feet); 2 stories (±42 feet)
Exterior Building Materials:	Stucco, Concrete, Metal Cladding
Roof Material:	Stucco, Shingles
Parking Required:	506 parking spaces
Parking Provided:	412 parking spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
Off-Site Improvement Permit	Public Work (Plan Check)
Transportation Management Plan	Public Work

BACKGROUND INFORMATION: The site was previously designated in the General Plan as Mixed use, the North Natomas Community Plan designation was Employment Centre-30 (EC-30) and the zoning was Manufacturing Industrial Park (MIP) Zone. On June 13, 2000, the City Council approved: General Plan Amendment, Community Plan Amendment, Rezone, Goldenland PUD Designation and Schematic Plan, and Tentative Subdivision Map (P99-132) for the Goldenland PUD. The site has changed to Mixed Use in the General Plan designation, Employment Center 50 (EC-50) in the North Natomas Community Plan, and Employment Center-50 Planned Unit Development (EC-50 PUD) zone in the zoning layer.

The adopted North Natomas Community Plan (Res. 94-259) allows a maximum of ten (10) percent of the EC-PUD net acreage be designated for and devoted to support retail uses. The applicant is now requesting the necessary entitlements to construct a 42,000±square feet fitness center and three retail buildings totaling 21,500±square feet on a 5.83±net acre EC-50PUD zone.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designates the subject site for Mixed Use development. The project supports General Plan goals and development standards for sites with Mixed Use designation. Specifically the project supports the following goals and policies:

- Actively promote economic vitality and diversification of the local economy, and to expand employment opportunities for City residents (p.4-1).
- Enhance and maintain the quality of life by adhering to high standards for project plan and evaluation, such as protection of the urban and natural environment, improved air quality, and quality design (p. Sec. 1-30).

- Approve development in the City's new growth area that promotes efficient growth patterns and public service extensions, and is compatible with adjacent development (p. Sec 1-33).

The project enhances horizontal mixed use in the area and is compatible with adjacent development. By following the Community Plan guidelines, Goldenland PUD Guidelines and the conditions of this project, the proposal will support the General Plan policies listed above.

North Natomas Community Plan (NNCP)

The North Natomas Community Plan designates the subject site for Employment Center 50 (EC-50) Zone. Health club and retail stores are considered Support Retail Goods and Services in the NNCP. Support retail uses are allowed up to 10 percent of the total Employment Center zone within the Planned Unit Development.

Goldenland Planned Unit Development has 5.8±net acreage of Employment Center designated land. The proposal will take up 10% of the total EC land within the Goldenland PUD. It is consistent with the support retail policy stated in the NNCP.

Support Retail Goods and Services uses are conditionally permitted uses only if they meet the following criteria stated in the NNCP (p.22): 1) Provide support for the primary permitted land uses; 2) Provide pedestrian and transit orientation; and 3) Help to provide a sense of place or destination.

The proposed fitness and retail facilities creates a horizontal mixed-use environment in the area by permitting varieties of shopping and recreation opportunities that are currently not available within the PUD. It also incorporates a high quality site plan, building and landscaping design to enhance the sense of place and identity of the area. Furthermore, the project reduces required parking spaces by entering into a reciprocal parking agreement with the adjacent parcel; provides arcade and sidewalks to connect all retail buildings with the public plazas and the fitness center. Staff welcomes these pedestrian friendly measures, and find that the project is consistent with the Community Plan and the three criteria adopted to evaluate support retail use in Employment Center Zone.

The Natomas Basin Habitat Conservation Plan (NBHCP)

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North

Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County are now jointly managing the preparation of a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The City of Sacramento and Sutter County will seek adoption of a revised NBHCP and the issuance of a new ITP by USFWS and CDFG for development within the Natomas Basin.

NBHCP Settlement Agreement

On May 15, 2001, the same court granted a motion modifying the Order of August 15, 2000, to allow incidental take protection for limited development within the City with the provision of mitigation land in specific areas of the Natomas Basin. The new order was based upon a settlement agreement entered into by all parties to the litigation.

The Settlement Agreement allowed a maximum of 1,668 acres of development in North and South Natomas. Under the agreement the City could issue grading permits for up to 1,068 acres (phase 1) with these requirements in place: 1) HCP mitigation fees had been paid; 2) A biological pre-construction survey had been completed; 3) grading must have been accomplished during the grading season of May 1 to Sept 30th; 4) the developer must have complied with all applicable mitigation measures; and, 5) the developer must have signed a Grading Agreement that identifies requirements of the Settlement Agreement to which the project must comply.

After grading permits had been issued for up to 1,068, the remaining 600 acres (phase 2) required: 1) ½ acre of mitigation land that meets the requirements of the NBHCP shall have been acquired for each acre authorized for disturbance under Phase 2, 2) City would replace the 200 acre "cushion"; and 3) development under the settlement agreement shall not exceed 1,360 acres until at least 250 acres of mitigation land had been acquired within Zone 1.

The Settlement Agreement expired on October 1, 2002. All of the 1,668 acres allowed under the provision of the Settlement Agreement were utilized. Grading permits were issued in conformance with the criteria of the Settlement Agreement. Fees have been paid for the subject site and the site has been graded.

Zoning

The subject site is zoned Employment Center-50 (EC-50PUD) zone. The North Natomas Community Plan and Zoning Code are reflective documents with respect to the Employment Center designation. According to the City's Zoning Code, fitness center and retail uses are considered support retail use (non-primary use) in Employment Center zone. The City Council adopted an Ordinance to amend the Zoning Code that allow a maximum of ten (10) percent support retail use within the total EC-PUD net acreage.

As discuss before, the proposed project will utilize the ten (10) percent allowable support retail use within the PUD. There will be no remaining acreage available for further support retail use in the Goldenland PUD unless the retail services are located within a primary use structure, which is not counted towards the allowable allocation of support retail uses. The project is consistent with the City Zoning Ordinance.

Goldenland Planned Unit Development:

The proposed project is the sole support retail project within the Goldenland PUD. As previously noted, the PUD consists of 5.8±net acres of Employment Center zoned land and the Community Plan allows a maximum of ten (10) percent of the land designated Employment Center (EC) to be devoted to Support Retail uses. The proposed project will take up the ten (10) percent allowable support retail acreages within the PUD and will provide goods and services needed on a day-to-day basis by employers, employee and residents in the area.

Since the project is located at the corner of two major local thoroughfares (Del Paso Road and Gateway Park Blvd.) special attention has been given to the site design and building elevations to enhance the appearance of this prominent street corner. The project is compatible with the adjacent land use and is consistent with the PUD

Guidelines. Detailed site plan design will be discussed in the Special Permit section.

C. PUD Schematic Plan Amendment

The current Goldenland PUD Schematic Plan was approved in 1999(P99-132), no uses and square footages have been allocated into the subject site (Goldenland PUD Guidelines p.2-5). The North Natomas Community Plan requires that projects proposed within a PUD should prepare and submit a PUD Schematic Plan. The project proposes to amend the Goldenland PUD Schematic Plan to depict the 42,000±square feet fitness center and three retail buildings totaling 21,500±square feet on 5.8±net acres parcel in the southwest corner of Del Paso road and Gateway Park Blvd. When using Employment Center zones for non-primary purposes, the minimum employee per net acre or the building square footage intensity calculation (NNCP page 20, 21) do not apply.

Staff supports the PUD Schematic Plan Amendment because the proposed amendment meets the intended use in the North Natomas Community Plan and the Goldenland PUD Guidelines. The amendment does not alter the height or setback requirements established by the PUD and is compatible with the adjacent development. The Schematic Plan conforms to the North Natomas Community Plan for Employment Center development, and is consistent with the Goldenland PUD Guidelines.

D; E. Special Permits for the Fitness and Retail buildings

Setback

The Goldenland Planned Unit Development Guideline refers to the City Zoning Ordinance for the support retail setback and height standard (Page 2-9). The Zoning Ordinance, however, does not define setbacks for such use in the Employment Center Zone (Chapter 17.56). Therefore, staff apply the Employment Center setback standard stated in the PUD Guidelines for a minimum of 25 feet front yard setback and no minimum side and rear yard requirement. The submitted site plan indicates that the proposed buildings are 25' feet setback from Del Paso Road, and at least 30' feet set back from Gateway Park Blvd., Staff believes the project's setbacks are adequate and exceed the requirements of the PUD Guidelines.

Building and Site Design

The project is located at the southwest corner of Del Paso Road and Gateway Park Blvd. The west of the project is a vacant 8±acres EC-50PUD zoned land and to the south is an existing apartment project with 280 units. The applicant is proposing to build four structures on the subject site in various sizes in two phases.

Building	Purpose	Square footage	Floor	Height	Phases
A	Fitness Center	42,000sq.ft	2	42 ft	I
B	Retail	8,000sq.ft	1	21ft	II
C	Retail	8,500sq.ft	1	21ft	II
D	Retail	5,000sq.ft	1	21ft	II

The fitness center (Gold's Gym) is a concrete tilt-up structure combining classical elements such as oversized columns and cornices with contemporary style of mullioned glass wall and silver metal cladding for the columns (Exhibit 5). The metal cladding are being used for the two giant columns in the entryway facing south and the northern corner of the building facing Del Paso Road. Other columns of the building are in Tenaya Green with grid inset lines to break up the surface. The main body color is Sahara while upper and lower body trim is in Chester Grey. In addition, metal awnings over the windows have been incorporated into the elevations of the building to increase architecture interest.

The fitness center has two floors with 42' feet in height. The facilities will provide work out areas, day care center, medical offices, day spa and pool facilities. The developer intends to build the center as the first phases of the development.

Building B,C and D are one floor retail buildings carrying the same design characteristics of the Gold's Gym. Metal awnings, columns, friezelet, cornices and metal cladding will be incorporated into the building façade. These buildings are fronting on the parking lot which is not recommended by staff. However, as a result of staff input, the applicant will construct a public plaza featuring circular trellis and a fountain in the project's northeast corner to encourage pedestrians activities on street. In addition, an arcade will be provided to connect all retail buildings and the public plaza; stone veneer (ledge stone) will be decorating the base of the retail buildings; and false front windows will be installed on the buildings' street frontages. Staff will condition the false front windows to be clear and unobstructed.

The project has no parking space fronting on street, staff generally appreciates both the site design and the elevation of the buildings. Staff supports the project because it adheres to high standard architectural design and complies with all applicable Plans, Zoning Ordinance requirements and the Goldenland PUD site design guidelines.

Parking and Circulation

Access and Circulation: The applicant proposes to develop the site with access from

Gateway Park Blvd. and a private driveway access from Del Paso Road. The access from Del Paso Road is a shared driveway between the Gold's Gym Plaza and the future development to the west. A reciprocal parking, ingress and egress agreement between the applicant and the adjacent owner will be established. All parking and driveway will be built in phase 1 of the project.

Parking:

a. Required Parking:

According to the City's Zoning Code Chapter 17.64.020 (p.1297), the required parking for an athletic club/fitness center is 1 space per 100 gross sq. ft., and 1 space per 250 gross sq. ft. for retail stores outside the central city area. The project has 42,000±sq.ft of fitness center facilities and a total of 21,500±sq.ft of retail facilities, subject to the city's parking standard, the project is required to be developed with 420 parking spaces for the fitness center and 86 parking spaces for the retail space for a total of 506 required parking spaces.

The project only provides a total of 412 parking spaces and is seeking a special permit to reduce ninety-four (94) parking spaces for the fitness center. It is an eighteen percent (18%) reduction of the required parking. There will be 236 standard parking stalls, 164 compact parking stalls and 12 handi-capped parking stalls.

b. Parking wavier:

If the proposal was to develop the whole 63,500 sq.ft facilities as retail uses, the site would only require a total of 254 parking spaces (158 space less then the proposed 412 spaces). Therefore, the request of the parking wavier is induced by the fitness center which requires a parking ratio of 1 space per 100 gross sq.ft. Instead of providing 420 spaces for the fitness center, the applicant proposes to provide 326 spaces (1 space per 129 sq.ft) only. The industry standard provided to the staff by the applicant, however, shows 1 space per 200 square feet.

Staff will support the special permit for the wavier of the parking space because a reciprocal ingress, egress and parking agreement with the future office development to the west will be prepared and implemented. The North Natomas Community Plan state that reciprocal parking between compatible uses should be encourage wherever possible to provide adequate parking spaces while minimizing the quantity of parking needed (p.50). Staff is of the opinion that the peak-use between a fitness center and offices occurs at different time. The peak usage of the fitness center is after-office hours and therefore will not be in conflict with the peak hours of the office uses in the adjacent site. The share parking during peak hours will help to reduce emissions conserve land resources and by reducing surplus parking lot area and is highly recommended by both the Goldenland PUD guidelines (page 4-4) and the North Natomas Community Plan.

c. **Bicycle Parking and Vanpool Parking Spaces:**

The City Zoning Code Chapter 17.64.050 require 1 bicycle parking facility for every twenty (20) off-street vehicle parking spaces, and 50 percent of the required bicycle parking facilities shall be Class I facility. Based on the proposed 412 parking spaces, the project will need to provide 21 bicycle parking spaces and 10 Class I bicycle parking facilities. However, due to wavier of 94 parking spaces, staff believes that the project should provide more bicycle parking to encourage alternative mode of transportation. Staff will condition the project to provide 25 bicycle parking spaces and 12 Class I facilities as if there were no parking wavier request.

The site plan has not indicated the proposed location of the bicycle parking facilities. Staff recommends that the bicycle parking spaces be provided in a secured area or in an area in close proximity to doors or windows of the retail/plaza area so that surveillance of the bicycles can be provided.

The project will also be conditioned to provide carpool/vanpool as part of the Transportation System Management (TSM) measures in order to discourage single occupant mode and further encourage rideshare.

The parking reduction will have minimal impact on the adjacent neighborhood because on-street parking is posted prohibited in the area. The closest on street parking is on Terricina Drive. The site plan complies with the City Zoning Code as conditioned. The project will be required to complete a Transportation Management Plan (TMP) prior to the issue of the building permit.

Landscaping and Open Space

The project has given priority to pedestrian circulation and sitting/gathering areas for employees and visitors. Plazas, arcade and pedestrian walkways provide connectivity for all buildings to the streets and further enhance the identity of the street corner. Facilities such as fountain, bike racks, benches and trellises will be provides in these public gathering places to encourage street life and sense of activity around buildings.

The Goldenland PUD Guidelines require that the frontages of all streets should be landscaped. The project is consistent with this requirement since a 25' foot building setback will be provided at the minimum. The landscape area will be conditioned to provide a combination of evergreen and deciduous trees, shrubs and groundcovers. Tree species, shrubs and ground covers for the planter area will be conditioned to be selected from the recommended planting list contained in the Goldenland PUD Guidelines. The project shall also comply with the 50% shading ordinance for parking areas.

Wall and Fencing:

No walls or fencing are being proposed on site. Any walls or fencing proposed will need

to be reviewed by staff and will be required to comply with the Goldenland PUD Guidelines (p.4-16) as well as the City's code.

Signage Guidelines

The applicant has not submitted a signage program for the project. According to the PUD, the applicant is allowed to have one monument sign per each driveway, which is a total of two. Therefore, the project is allowed to have two monument signs, one on Del Paso Road and the other on Gateway Park Blvd. Maximum one sign per tenant on front façade of the building and one sign on back or side of building is allowed. The size of the tenant signage shall be no greater than one (1) square foot for each linear foot of building frontage.

The applicant shall submit a sign application identifying all signage for the site. The sign program will be reviewed by both Planning and Building departments for conformance and compatibility with the project.

Overall, staff supports the project because it adheres to high standard architectural design and complies with all applicable Plans, Zoning Ordinance requirements and the Goldenland PUD site design guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration was circulated for a public review period from May 23, 2003 to June 23, 2003. Comments were not received.

In compliance with Section 15070(b)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Water Resources, Air Quality, Biological Resources, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1).

B. Public/Neighborhood/Business Association Comments

This project was routed to the Natomas Community Association (NCA), the River Oaks Community Association (ROCA), Valley View Acres Community Association, Natomas

Journal, North Natomas Alliance (NNA), North Natomas Study Group, Natomas Business Association, Natomas Unified School District, and the Sacramento Transportation Management Association.

The North Natomas Alliance (NNA) has the following comments:

"We have no objection to this project but would like to see a commitment from the developer on the second phase II. We would like to see drawings for the retail buildings."

In response to the above concerns, staff has the following comments:

Responding to staff's request, the 3 retail buildings is seeking a separate Special Permit from the fitness center. According to the City's zoning code, a use for which a special permit is granted must be established within two years from the date of final approval of the special permit. If such use is not so established the special permit shall be deemed to have expired and shall be null and void. Elevations and drawings of the retail buildings were re-submitted and are found to have high quality of architectural standard.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** Comments provided have been included as conditions of approval and/or advisory notes.
2. **County Sanitation District 1 (CSD-1):** Comments provided have been included as conditions of approval and/or advisory notes.
3. **Fire:** Comments provided have been included as conditions of approval and/or advisory notes.
4. **Public Works - Development Services:** Comments provided have been included as conditions of approval and/or advisory notes.
5. **Public Works – Solid Waste:** Comments provided have been included as conditions of approval and/or advisory notes.
6. **Public Works – Technical Services – Electrical Section:** Comments provided have been included as conditions of approval and/or advisory notes.

7. **Sacramento Metropolitan Air Quality Management District (SMAQMD):** Comments provided have been included as conditions of approval and/or advisory notes.
9. **Utilities:** Comments provided have been included as conditions of approval and/or advisory notes.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A to F. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration for Gold's Gym Plaza;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Planned Unit Development (PUD) Schematic Plan Amendment to allocate support retail uses in the Employment Center 50 (EC-50) zone within the Goldenland PUD;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 42,000±square foot fitness club on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone.
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to waive ninety-four (94) required parking spaces for the fitness center

Report Prepared By,

Report Reviewed By,

Kenny Wan, Assistant Planner

David Kwong, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1 Mitigation Monitoring Plan
- Exhibit 2 PUD Schematic Plan Amendment
- Exhibit 3 Site Plan
- Exhibit 4 Landscape Plan
- Exhibit 5 Fitness Center Elevations (a) North & West (b) South & East
- Exhibit 6 Fitness Center Floor Plan (a) First Floor (b) Second Floor
- Exhibit 7 Retail Center Elevations (a) Building B (b) Building C (c) Building D
- Exhibit 8 Plaza and Trellis Rendering
- Exhibit 9 Gold's Gym Conceptual Design
- Attachment 2 Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
GOLD'S GYM PLAZA
LOCATED AT THE SOUTHWEST CORNER OF DEL PASO ROAD AND GATEWAY
PARK BLVD, NORTH NATOMAS, SACRAMENTO, IN THE EMPLOYMENT CENTER -
50 PLANNED UNIT DEVELOPMENT (EC-50PUD) ZONE. (P03-017)**

At the regular meeting of July 10, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Negative Declaration;**
- B. Approved the Mitigation Monitoring Plan;**
- C. Planned Unit Development (PUD) Schematic Plan Amendment** to allocate support retail uses in the Employment Center 50 (EC-50) zone within the Goldenland PUD;
- D. Special Permit** to construct a 42,000±square foot fitness club on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone
- E. Special Permit** to construct three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone.
- F. Special Permit** to waive ninety-four (94) required parking spaces for the fitness center

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration:** The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 3. Based upon the whole record before it, the Initial Study and the comments received during the public review process, it has been determined that there is no substantial evidence that the project will have a significant effect on the environment.
 4. The Negative Declaration reflects the lead agency's independent judgment and analysis.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. PUD Schematic Plan Amendment: The PUD Schematic Plan Amendment to allocate support retail uses in the Employment Center 50 (EC-50) zone within the Goldenland PUD is approved base on the following findings of fact;
1. The amendment conforms to the General Plan, the density required in 1994 North Natomas Community Plan and the Zoning designation;
 2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City;

3. The proposed amendments do not alter the height or setback requirements established by the PUD; and
4. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well designed, and that the light industrial uses will not create a negative impact on the adjacent uses.

D/E. Special Permit: Special Permit to construct 42,000±square foot fitness club and three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that:
 - 1a. The proposed use is compatible with the non-residential uses surrounding the site and will not adversely affect the peace and general welfare of the surrounding neighborhood;
 - 1b. Adequate landscaping, parking, open spaces and quality site design is provided; and
 - 1c. The design of the proposed buildings are consistent with the Goldenland PUD Development Guidelines.
2. The project, as conditioned, will not be detrimental to the public welfare and result in the creation of a public nuisance in that the site and building design will be compatible in the area and adequate landscaping will be provided; and
3. The project is consistent with the General Plan and the North Natomas Community Plan which designate the site for Mixed Use and Employment Center, in that the proposal will not alter the present or anticipated use, or intensity of the subject site or region.

F. Special Permit to waive ninety-four (94) required parking spaces for the fitness center is approved based on the following findings of fact:

1. The parking reduction is based upon sound principles of land use in that:

- a. The project as conditioned is required to prepare and implement a reciprocal ingress, egress and parking agreement with the future development to the west to allow for shared parking during certain hours of the day;
 - b. The parking reduction will not have impact on the adjacent neighborhood because on-street parking is posted prohibited in the area;
 - c. The project will provide more bicycle parking spaces than required; and
 - d. The project will provide carpool/vanpool spaces to encourage rideshare.
2. The proposed project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance since retail uses are considered supporting uses to the employment/residential use within the PUD to reduce the necessity for additional vehicle trips and parking.
 3. The project is consistent with the North Natomas Community Plan with regard to reciprocal parking policies and policies regarding reduced parking for support uses (p.50).
 4. The project is consistent with the General Plan, the North Natomas Community Plan and the Goldenland PUD guidelines goals of reducing automobile dependence and conserve land resources by reducing parking lot area.

CONDITIONS OF APPROVAL

- C. The PUD Schematic Plan Amendment to allocate uses in the Employment Center 50 (EC-50) zone within the Goldenland PUD is hereby approved subject to the following conditions of approval:**

Planning:

- C1. Plans for the development of this site shall be in substantial conformance with the uses, layout, location, and size of the buildings shown on the Schematic Plan.
- C2. The project is required to meet the applicable conditions approved in the previous Schematic Plan approvals (P99-132).

D/E. Special Permit: Special Permit to construct 42,000±square foot fitness club and three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone is hereby approved subject to the following conditions of approval:

Planning

- D/E 1. The applicant shall obtain all necessary building permits prior to commencing construction.
- D/E 2. Development of this site shall be in compliance with the attached plans and landscape exhibits (Exhibit 2 to 8), except as conditioned, and conform to the PUD Site Design Guidelines. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- D/E 3. The proposal is required to meet the Sacramento City Code regulation regarding tree shading (Chapter 17.68).
- D/E 4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P03-017).
- D/E 5. Any unpaved areas and undeveloped area (i.e. Phase II) shall not be used for storage, vehicle parking, driving or maneuvering. Unpaved areas adjacent to paved areas shall be made inaccessible by a barrier, such as concrete curbs, bollards or fencing.
- D/E 6. Signage:
- a. A sign permit shall be obtained prior to construction or installation of any attached or detached signs.
 - b. The applicant shall submit a sign application identifying all signage for the site including but not limited to corner monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign program shall be reviewed by both Planning and Building departments for conformance and compatibility with the project.
 - c. The project is allowed to have two monument signs, one per each driveway.

- d. Maximum one sign per tenant on front façade of the building and one sign on back or side of building is allowed.
- e. The size of the tenant signage shall be no greater than one (1) square foot for each linear foot of the store's frontage.
- f. All signage shall comply with the Goldenland PUD Guidelines (Section 4.4 Signage). When the guidelines are silent, signage is required to comply with the City of Sacramento's Sign Ordinance. All detached signs shall be monument signs.

D/E 7. Trash Enclosures:

- a. The recycling/trash enclosures are required to comply with section 17.72.040 of the Sacramento City Code, including that the enclosures will be constructed of solid masonry material with exterior stucco finish compatible to the main structures;
- b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in open position. The hinges shall be sufficient in size, strength, and number to adequately support the metal gates;

D/E 8. Landscaping:

- a. The frontages of all streets should be landscaped with a combination of evergreen and deciduous trees, shrubs and groundcovers, appropriately watered by an automatic underground irrigation system and maintained by the property owner unless and until a Lighting and Landscape District is formed.
- b. Landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- c. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"); the lowest tree branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

- d. Water features or fountains shall be incorporated into the design of the circular trellis located in the northeast corner of the project as well as the east elevation of the fitness center (between building A and B) as shown on the site plan.
- e. Tree species, shrubs and ground covers for the planter area shall be selected from the recommended planting list contained in the Goldenland PUD Guidelines (Table 1. 4-17).

D/E 9. Lighting Conditions:

- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures shall be placed in a manner that avoids glare when observed from the street or other public areas.
- b. Building illumination shall create a soft, wash effect across wall surfaces. Particular attention should be given to ensure that both direct and reflected glare are not created.
- c. Illumination of the metal cladding (the silver surface) is allowed for design purpose but shall not produce reflective glare to the surrounding neighborhood. Illumination of roofs and other reflective surfaces, including windows, is prohibited.
- d. Parking lot lighting fixtures shall not exceed a maximum height of 20 feet.
- e. Parking lots shall be illuminated with downward-oriented, cut-off style fixtures with limited horizontal illumination and no up-lighting. Parking lots shall be provided with a minimum **one (1.0)** footcandle of light as measured at the parking surface, from one half-hour before sunset until one half-hour after sunrise.
- f. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any pedestrian walkway, alcove, or passageway related to the building project between the hours of dusk and one hour after sunrise.
- g. All lighting devices shall be equipped with weather and vandal resistant covers.

D/E 10. Building and Site Design

- a. All parking and driveway shall be fully constructed in Phase one of the development.
- b. A public plaza with a circular trellis in substantial conformance with Exhibit 8 shall be constructed in the northeast corner of the project.
- c. The design of the retail buildings shall be in conformance with the fitness center. Metal awnings, metal cladding, fry reglet, cornice, entry elements and color scheme shall be used in the building elevations as shown in the Exhibits.
- d. False front windows for the retail buildings (windows facing Del Paso Road and Gateway Park Blvd.) shall be clear and unobstructed.
- e. Stone veneer in the retail buildings shall be at least three and a half (3'6") feet in height.
- f. Site Furnishings such as benches shall be provided in the plaza areas.
- g. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

D/E11 Fencing:

- a. No fencing or wall is being proposed, any future proposal for wall or fencing is subject to be reviewed and approved by the Planning Director.
- b. No fencing, walls planted hedges, or other similar barriers will be permitted to exceed three (3) feet in height within the 25 feet required front yard areas.

Department of Public Work

D/E 12. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.

D/E 13. All new driveways shall be designed and constructed to City Standards to the

satisfaction of the Department of Public Works. Both site driveways shall require right turn deceleration tapers to the satisfaction of the Department of Public Works.

- D/E 14. The minimum throat distance for all site driveways shall be 100' for the driveway on Gateway Park Boulevard and 150' for the driveway on Del Paso Road (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- D/E 15. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- D/E 16. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- D/E 17. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Public Work – Solid Waste

- D/E 18 This project is required to have 3 cubic yards of capacity for the retail portion of this project.
- D/E 19 Prior to issuance of a building permit, the applicant shall submit for review and approval by the Solid Waste Manager a statement of recycling, which includes but is not limited to the following:
- a. The applicant needs to describe the flow of recyclable materials through the building and to identify the recyclable commodities that will be diverted from the waste stream. The project proponent should plan to divert cardboard, mixed paper, metal cans, selected plastics, and glass containers.
 - b. The applicant should indicate how employees will be instructed in the use of the trash/recycling receptacles. It is the developer's responsibility to

address signage and other mechanisms that will be put in place to accommodate tenant's recycling needs.

- c. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal. As designed this project may have architectural barriers to resource recovery.

CITY UTILITIES:

- D/E 20 Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel. Upon approval from the Director of Utilities, one domestic tap per building may be allowed if the parcel will be subdivided in the future.
- D/E 21 Multiple fire services are allowed per parcel and may be required.
- D/E 22 All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- D/E 23 A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- D/E 24 This project is greater than 1 acre (5.8±acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of

- person responsible for SWPPP and (6) certification by property owner or authorized representative.
- D/E 25 The lot shall be graded so that drainage does not cross property lines.
- D/E 26 Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- D/E 27 An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. This site shall drain to the existing 30-inch storm drain tap (MH Station 296+80 Gateway Park Blvd. 10-year HGL 6.97). The existing 24-inch storm drain tap at Station 294+05.49 is reserved for the parcel to the west of the subject project. An onsite drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. The finished floor elevation shall be a minimum of 1.50 feet above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- D/E 28 The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- D/E 29 Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures.

- D/E 30 Show all existing easements on the improvement plans.
- D/E 31 The proposed development is located within County Sanitation District No. 1 (CSD1). The applicant shall comply with all CSD1 requirements.
- D/E 32 Adjacent to the south boundary of the site, the applicant shall dedicate a private easement for the construction and maintenance of a 24-inch storm drain pipe and 8-inch sanitary sewer pipe. The easement shall be for the benefit of the parcel to the west and shall be to the satisfaction of the Department of Utilities. Prior to recording the easement, a draft of the easement shall be submitted to the Department of Utilities for review and approval. A recorded copy of the easement shall be provided to the Department of Utilities prior to issuing the building permit.
- D/E 33. The existing 8-inch sewer stub located at Station 297+65 Gateway Park Boulevard shall be used for sewer service for this project. The existing 8-inch sewer line along the south boundary of the site (Station 293+91.49) is reserved for the parcel to the west of the subject project.

PUBLIC WORKS: Technical Services—Electrical Section

- D/E34. Streetlights shall be a requirement of this project. Historical Ornamentals shall be used unless otherwise directed by the Department of Public Works Electrical Section.

BUILDING:

- D/E 35. A water flow test shall be obtained from Utilities and based on the available flow the building construction type can be determined, or area separation walls or water tanks would be needed.
- D/E 36. The second floor handicap accessibility and exiting should be carefully look at before submitting for a Building Permit.

County Sanitation District 1:

- D/E37. Connection to the public sewer system shall be required to the satisfaction of CSD-1.
- D/E38. In order to obtain sewer service, construction of public collector sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All

sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

D/E39. The requirements of District Rule 403 – Fugitive Dust will apply to any grading operations for this development. The developer/contractor is required to control dust emissions from earth moving activities to prevent airborne dust from leaving the project site. This rule is available at District's web site at www.airquality.org.

D/E40. Any architectural coatings used must comply with District Rule 442 – Architectural Coatings. The developer/contractor is required to use costing that comply with the volatile organic compound content limits specified in Rule 442. Questions regarding Rule 442 should be directed to the District's Compliance Assistance Hotline at (916) 874-4884.

D/E41. Any project that includes the installation of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District (District) prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater, should contact the District early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, etc.) that has an internal combustion engine with a horsepower rating greater than 50 are required to have a District permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a District permit include dry cleaners, gasoline stations, spray booths, and operations that generate gaseous and/or airborne particulate emissions. For further information about permit requirements, contact the District offices by calling (916) 874-4800.

Sacramento Municipal Utility District (SMUD):

D/E42. Prior to the issuance of a building permit, City of Sacramento Planning and Building Department staff must be in receipt of a letter from the applicant or appropriate subcontractor indicating: (1) that the applicant/appropriate subcontractor has met with one or more staff from the Sacramento Municipal Utility District (SMUD) Office of Residential Services/New Construction to explore the feasibility and affordability of including energy saving measures in this project; and (2) provide a written response by the applicant or appropriate subcontractor to the energy saving suggestions raised by SMUD staff at said meeting or meetings.

- F. Special Permit to waive ninety-four (94) required parking spaces for the fitness center is hereby approved subject to the following conditions of approval:**
- F1. At the time this parcel is conveyed, the applicant shall enter into a reciprocal parking and access agreement with the owner/owners of the parcel/parcels to the west in order to share parking spaces during certain hours of the day.
 - F2. The project shall provide at least 25 bicycle parking spaces; at least 12 of them shall be Class I bicycle parking facility.
 - F3. Bicycle parking shall be located in a secure area either inside or outside a building structure. If outside the building, the area shall be in close proximity to the doors or windows of the buildings, or plaza and arcade of the project.
 - F4. The project shall designate carpool/vanpool spaces as part of the Transportation System Management (TSM) measure.
 - F5. The project shall comply with City Zoning Code Chapter 17.184 Transportation System Management (TSM) program. A Transportation Management Plan (TMP) shall be completed prior to the issue of building permit.

ADVISORY NOTES:**Planning:**

- 1. Specialty paving, instead of regular concrete paving shall be used in the public plazas in the northeast corner of the project and the area between the fitness center and building B.

Department of Public Work:

- 2. Any changes in the site plan as a result of other Departments review will require additional review of the new site layout by the Department of Public Works.

Utilities:

- 3. Applicable codes prohibit the use of a single fire line and/or fire pump facility for two or more buildings located on separate parcels. If the applicant is planning to construct a fire system water line serving more than a single parcel, then the

applicant must first obtain an approval from the Fire Marshal and must execute with the City a "Declaration and Grant of Easements Relating to Fire Line and Fire Pump Facilities".

4. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

County Sanitation District 1 (CSD-1):

5. Gravity sewer service may not be available to entire project area. Sacramento County Improvement Standards apply to on-site sewer construction.
6. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Public Works – Solid Waste Division:

7. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
8. Businesses that choose private sector service should ask about recycling opportunities that company offers. Recycling should still be cheaper than disposal.
9. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

10. We recommend that all natural gas-fired equipment, such as water heaters and furnaces be low NOx models.

Fire:

11. **Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1.
12. **Fire hydrant systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2.
13. **Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.
14. **Fire-protection equipment and fire hydrants.** Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3.
15. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1.
16. **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2.
17. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3.
18. **Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4.
19. **Gates and barriers.** Plans shall be submitted for review and approval prior to the

installation of gates, barriers, and access control devices, which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3.

20. **Fire Service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1.
21. **Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**
22. **Type of water supply** Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. CFC 903.3
23. **Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
24. **Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side. CFC 902.2.2.3.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P03-017)

- Exhibit 1 Mitigation Monitoring Plan
- Exhibit 2 PUD Schematic Plan Amendment
- Exhibit 3 Site Plan
- Exhibit 4 Landscape Plan
- Exhibit 5 Fitness Center Elevations (a) North & West (b) South & East
- Exhibit 6 Fitness Center Floor Plan (a) First Floor (b) Second Floor
- Exhibit 7 Retail Center Elevations (a) Building B (b) Building C (c) Building D
- Exhibit 8 Plaza and Trellis Rendering
- Exhibit 9 Gold's Gym Conceptual Design

Exhibit 1: Mitigation Monitoring Plan

MITIGATION MONITORING PLAN

FOR:
GOLD'S GYM PLAZA (P03-017/Q127)

PREPARED BY:
CITY OF SACRAMENTO
PLANNING AND BUILDING DEPARTMENT

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
JULY 10, 2003

ADOPTED BY:
CITY OF SACRAMENTO, PLANNING COMMISSION

DATE:

ATTEST:

**GOLD'S GYM PLAZA (P03-017/Q127)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Gold's Gym Plaza (P03-017/Q127)

Owner/Developer: Goldenland Partnership
300 S. Beverly Drive, Ste. 318
Beverly Hills, CA 90212

Project Location:

The proposed project is located in the North Natomas Community Plan (NNCP) area on the southwest corner of Del Paso Road and Gateway Park Blvd. in the Goldenland Planned Unit Development (PUD) (APN: 225-1620-002).

Project Description:

The current applicant, The Bergman Companies, proposes to develop a 42,000 s.f. fitness club and three retail buildings totaling 21,500 s.f. on 5.8± acres in the Employment Center Planned Unit Development (EC-50PUD) zone within the Goldenland Planned Unit Development. Specific Entitlements include:

- A. PUD SCHEMATIC PLAN AMENDMENT** to allocate land use intensity in the EC-50 zone;
- B. SPECIAL PERMIT** to develop a 42,000 s.f. fitness club and three retail buildings totaling 21,500 s.f. on 5.53± undeveloped net acres in the Employment Center Planned Unit Development (EC-30PUD) zone within the Goldenland Planned Unit Development; and,
- C. SPECIAL PERMIT** to waive the required number of parking spaces.

The proposed project would include landscaping around the perimeter of the project site and within the parking lot. A driveway to the project site is located off Gateway Park Blvd. and a reciprocal driveway is proposed on the west side of the parcel off Del Paso Road. Consideration has been given to site visibility, emergency vehicle access, as well as convenient, appropriate circulation for visitors to the site.