
DEVELOPMENT GUIDELINES

NATOMAS GARDENS PUD

FOODS CO, SACRAMENTO

BLDG AREA: 77,402 SF
 PARKING REQUIRED: 294 STALLS (252 SF/CAR)
 PARKING PROVIDED: 396 STALLS (195 SF/CAR) 10 HANDICAP STALLS
 SITE AREA: 8.77 ACRES (EXCLUDES STATION & FUTURE PADS)
 LAND/BUILDING RATIO: 3.94 : 1
 LAND/SCAFF AREA: 47,768 SF (12.5% COVERAGE)

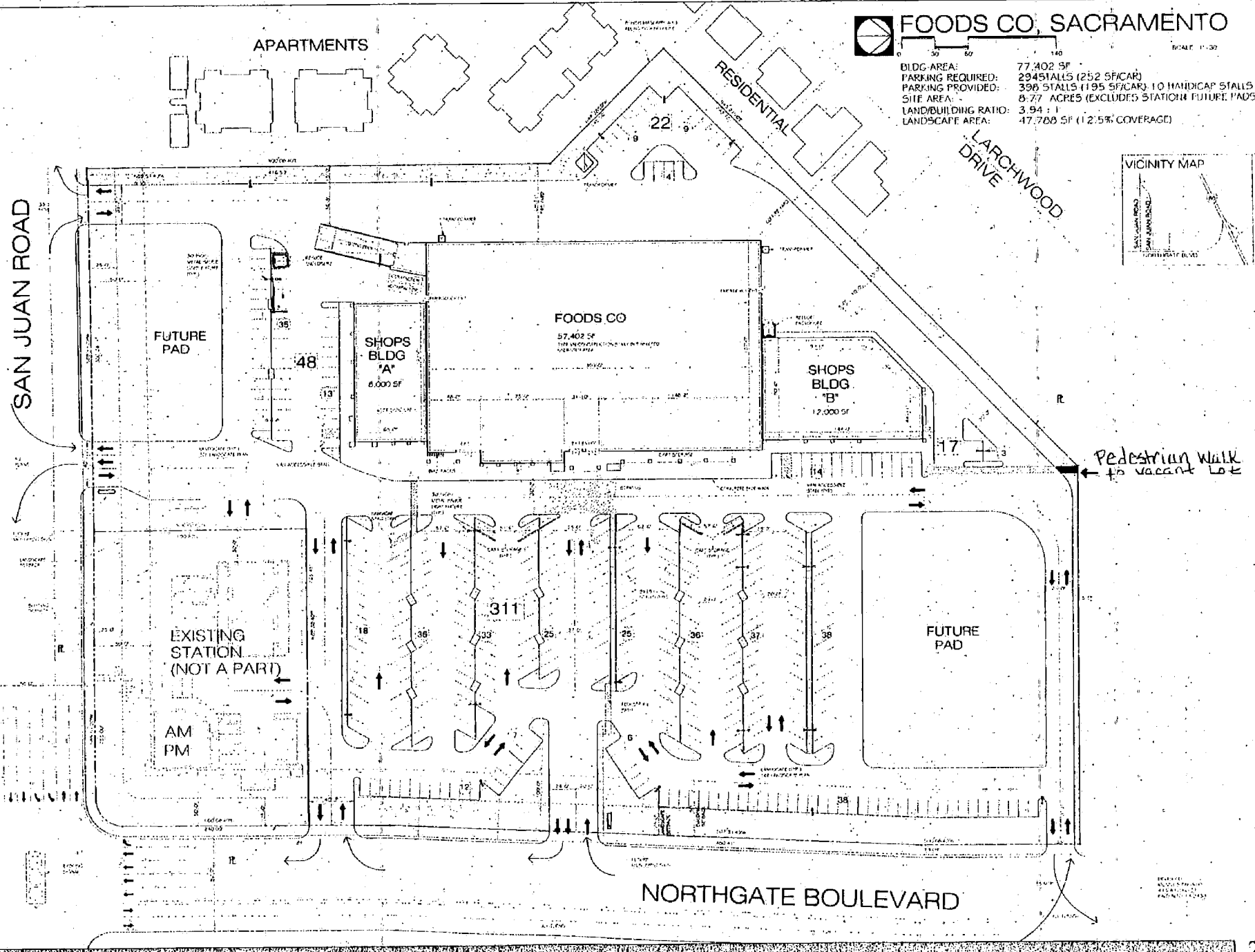
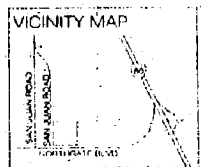


Exhibit 3-A

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Site Plan / Schematic Plan

CC: April 9, 1996

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I. PURPOSE AND INTENT

Natomas Gardens is a Planned Unit Development (PUD) approved by the City Council by Resolution # _____. These Development Guidelines are intended to provide guidance for the development of the Natomas Gardens PUD, and to act as a supplement to existing City of Sacramento Ordinances.

II. PROCEDURES FOR APPROVAL

Prior to issuance of any building permit by the City of Sacramento, a Special Permit application must be submitted for review and approval by the City's Planning Commission. Each special permit will also require review and comment by the South Natomas Community Association and the Natomas Community Association. The Special Permit application and development plans shall be in conformance with the approved Schematic Plan, Tentative Map, and these Development Guidelines approved by the Planning Commission and/or the City Council. Applications for Special Permits within a PUD cannot be accepted until a preliminary review has been submitted (Ordinance No. 2761, Forth Series). A preliminary review of Special Permit applications shall be required when the City Planning staff determines that such review is necessary.

In accordance with Section 8 of the Zoning Ordinance, no building or structure unit within a Planned Unit Development (PUD) may be occupied until an inspection of the project has been made by the Department Services Manager to see that all conditions of the Special Permit have been complied with.

The approval process (Zoning Administrator, Planning Commission and/or City Council) for an amendment and/or modification of the Development Guidelines or Schematic Plan shall be determined by the Department Services Manager. Additionally, amendments to the Schematic Plan or Development Guidelines shall be subject to procedures established in Section 8 of the Zoning Ordinance.

III. PERMITTED USES

Uses allowed in the Natomas Gardens PUD shall be limited to those identified in these approved Development Guidelines. Any deviation from these shall require Planning Commission and/or City Council approval.

A. Permitted Uses

All uses typically allowed in the Shopping Center Zone (SC). With respect to food stores, only conventional grocery stores (full service "neighborhood serving"

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supermarkets) such as Albertson's, Bel-Air, Lucky's, Raley's, Smith's Food and Drug Center and Safeway shall be permitted.

Hours of operation for permitted uses shall be reviewed as part of the Special Permit.

B. Prohibited Uses

- ◆ Hotel/motel
- ◆ Non-residential care facility
- ◆ Transit depots or other transit terminals
- ◆ Offices (except as incidental use to a any permitted retail or commercial business)
- ◆ Funeral homes
- ◆ Any production, manufacturing, industrial, or storage use of any kind, (except for storage and/or production of products incidental to the retail sale thereof from the Shopping Center)
- ◆ Electronic or mechanical games arcade (except as an incidental use to a retail or commercial business, in which case such uses shall be restricted to less than five percent (5%) of the floor area occupied by such business)
- ◆ Billiard room or pool hall
- ◆ Massage parlor
- ◆ Drive-through Restaurants/fast food establishments
- ◆ Liquor Stores
- ◆ Check Cashing Operations
- ◆ Dance hall
- ◆ Night club
- ◆ Bar or tavern
- ◆ "Head shop"
- ◆ Pornographic or "adult" store
- ◆ Car rental, display, leasing, or sale of any motor vehicle, boat or trailer
- ◆ Any use which creates a nuisance or materially increases noise or the emission of dust, odor, smoke, gases, or materially increases fire, explosion or radio active hazards in the Shopping Center
- ◆ Second-hand stores
- ◆ Flea markets
- ◆ Any use involving Hazardous Materials (except as may be customary in first class neighborhood shopping centers in the Sacramento metropolitan area.)

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~~Price impact food stores in excess of 30,000 square feet (warehouse "discount style" box grocery stores) such as Food 4 Less, Pak 'N Save, Food Source, and Super Saver are prohibited. (Amended by CC - 1/2/01)~~

A maximum of 15% of the total retail space may be devoted to tenants smaller than 2,500 square feet (restaurant uses shall be excluded from the 15% percent cap).

At least 5,000 square feet of the total retail square footage shall be devoted to sit down restaurants. At least one of the sit down restaurants shall be a minimum size of 3,500 sq.ft. or greater. If after 24 months following commencement of construction of the shopping center, the applicant may request a PUD Guideline Amendment to delete the condition to require a minimum 3,500 square foot restaurant.

- C. Building square footage of each footprint shall not exceed the total on the approved schematic plan. Overall building square footage for the Natomas Gardens Shopping Center PUD shall not exceed 127,020 sq.ft.

IV. SITE STANDARDS

Unless indicated in these Development Guidelines, site standards addressed in the City of Sacramento Zoning Ordinance apply to this project.

- A. Building setbacks are as follows:

	<u>Building Setback</u>	<u>Landscaped Setback</u>
Northgate Boulevard, San Juan Road	50'	50' 25' (Amended by CC- 1/2/01)
Rear property line	40'	15'

1. Front and rear side yards shall consist of a landscaped area. See Section VI of these Guidelines for more information.
2. An eight foot high decorative wall is required along the existing residential portion of the property line. A six foot high decorative wall may be placed along the property line which abuts vacant land (north).
3. Building setbacks at the north end of Northgate Boulevard and at the west end of San Juan Road shall not exceed thirty (30) feet.

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4. Minimum landscape setbacks along Northgate Boulevard and San Juan Road shall be twenty-five (25) feet. A 25 foot landscape setback will help encourage pedestrian activity.

B. Building height standards are as follows:

1. Maximum building height allowed shall be (35') thirty-five feet to the plateline.
2. If a mechanical penthouse is provided, an additional (7') seven feet may be permitted. All mechanical equipment shall be adequately screened from Northgate Boulevard and San Juan Road.

C. Parking Area Standards

1. Each use shall conform to the City of Sacramento off-street parking requirements. Current requirements are as follows:
 - a. General Retail: One space per 250 square feet of gross floor area.
 - b. Restaurant: One space per 3 seats.
2. Prior to final map recordation a Transportation Management Plan (TMP) permit shall be submitted and approved for the entire PUD site.
3. Parking lot shading: Trees shall be planted and maintained throughout the surface parking lot to ensure that within 15 years after establishment of the parking lot, at least 50 percent of the parking area will be shaded.

D. Pedestrian Circulation

Pavement materials used in the parking lot of the shopping center should be varied to indicate pedestrian linkage and crossings. Pavement treatment and landscaping should link pedestrian access from Northgate Boulevard and San Juan Road into and through the shopping center creating a sense of place and scale for pedestrians.

E. Exterior Lighting

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

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3. Lighting shall be oriented away from the properties adjacent to the PUD.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Loading Areas

1. Truck loading docks(s) shall be designed as an integral part of the structure(s) and whenever possible effort should be made to shield the loading areas from public right-of-ways, and adjacent residential areas. The intent is to assure that these facilities are located in the most inconspicuous manner possible and that they do not create a nuisance.

G. Outside Storage

1. No open-air storage of materials, supplies, equipment, mobile equipment, finished products or articles of any nature shall be allowed except where associated with garden centers or similar uses. Any outside storage shall be reviewed and approved by the Planning Director.

H. Garbage Services/Trash Enclosures

1. These facilities shall be located at least (15') fifteen feet from existing property lines and in such a place that they will not create a noise or odor nuisance adjacent to residences. Actual location will be determined at the time special permits are approved.
1. All exterior garbage and refuse facilities shall be concealed by a screening wall of a material similar to and compatible with the building(s) it serves.
2. Each tenant shall allow for collection of recycled materials. Pursuant to City ordinance requirements.

I. Utilities and Mechanical Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall be screened whenever possible so as to not be prominent at street level or from surrounding residential areas.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines directly serving the project shall be underground.

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4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related building.

J. Hazardous Materials

1. All buildings or structures containing hazardous materials shall be labeled at all doorways with easy to read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling should be based on existing systems (such as the National Fire Protection Association 704 System) and approved by the City Fire Department.

V. ARCHITECTURAL STANDARDS

All buildings, structures, and monuments shall be consistent and compatible in design theme, color, and materials. The following general standards shall apply:

A. Building Facades Materials

1. Consistent building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction techniques shall be allowed, only if full compliance with all of the other conditions of these development guidelines are maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provide that tilt-up concrete materials may form a portion of the surface area of the structures; (e.g., to provide for sheer walls, decorative forms, etc.) with other construction materials making up the majority of the surface.
3. Exposed concrete block shall not be acceptable for exterior surfaces. However, this does not preclude such concrete block construction as split face block, slump stone, or other similar material. Color shall be integral to the block and not painted on.
4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials

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are stucco, concrete, wood, glass, metals, brick, tile, marble or other similar materials.

5. The building elevation for buildings fronting on Northgate Boulevard shall include clear glass (maximize glazing for greatest visibility) windows, walkways and entrances to encourage greater visual interaction between pedestrians and the building. Pedestrian activity could also be accomplished by moving the buildings closer to the streets.

B. Angled Roofs

Concrete or clay tile shall be constructed on the roof. Final materials and color shall be reviewed and approved by Planning staff prior to issuance of a building permit.

C. Colors

1. Building colors shall be harmonious and compatible within the development.
2. The general overall atmosphere of color may include one or a combination of the following muted shades of gray, muted shades of brown or muted pastels. Accent colors should compliment or blend with the overall building color and theme. The use of primary colors shall be discouraged unless limited to an accent band or highlighting.
3. Contrasting materials, patterns, textures or color are encouraged to create interest, focus, unity and compatibility for building face accent areas or features.

D. Roof Projections

1. All air conditioning units, ventilating equipment shall be completely screened or enclosed with materials compatible with the building siding.
2. Projections shall be painted to match the roof or building.

E. Energy Conservation Standards

1. Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
2. Landscaping shall be designed to shade structures, walks, streets, drives and parking areas so as to minimize surface heat gain, and shall at a minimum comply with all current City of Sacramento standards.

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3. Outdoor lighting shall be designed to provide the minimum level of site lighting commensurate with site security.

F. Temporary Structures

1. Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

VI. LANDSCAPE STANDARDS

Landscape standards are intended to provide a consistent landscape theme throughout the project and ensure compatibility with the surrounding community. Minimum landscape coverage for property within the commercial portion of the PUD and for any project within the commercial portion of the PUD shall be 15 percent.

A. Planting Materials

1. All trees, shrubs, and groundcover materials shall be selected from the following plant list unless an alternative type is approved by the Department Services Manager or his/her designee.

TREES

ALNUS sp.	Alder Trees
CEDRUS deodara	Deodar Cedar
CELTUS occidentalis	Chinese Hackberry
CUPRESSOCYPARIS leylandii	Leyland Cypress
ERIOBOTRIA deflexa	Bronze Lowquat
FRAXINUS uhdei	Shamel Ash
GLEDITSIA T. 'Moraine'	Honeylocust
LAGERSTROMELA indica	Crape Myrtle
LIQUIDAMBAR styraciflua	Sweet Gum
PINUS sp.	Pine Trees
PRUNUS sp.	Plum Trees
PYRUS sp.	Pear Trees
QUERCUS sp.	Oak Trees
SEQUOIA sempervirens	Coast Redwood
ULMUS parvifolia	Evergreen Elm

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SHRUBS

AGAPANTHUS sp.	Lily-of-the-Nile
AZALEA sp.	Azelea
ARCTOSTAPHLOS sp.	Manzanita
CEANOTHUS sp.	Wild Lilac
COTONEASTER sp.	Cotoneaster
CISTUS sp.	Rockrose
DIETES sp.	Fortnight Lily
DODONEA sp.	Hopbush
JUNIPERUS sp.	Juniper
PHOTINIA fraseri	Photinia
PITTOSPORUM sp.	Tobira
RAPHIOLEPIS sp.	Indian Hawthorn
TRACHELOSPERUM jasminioides	Star Jasmine

GROUNDCOVERS

BACCHRAIS pilularis 'Twin Peaks'	Dwarf Coyote Brush
FESTUCA ovina 'Blauca'	Blue Fescue
GAZANIA sp.	Gazania
HYPERICUM calycin	Aaron's Beard
MYOPORUM parvifolium	Prostrate Myoporum
TURF GRASS	Lawn
VINCA sp.	Vinca

VINES

DISTICUS buccinatoria	Trumpet Vine
FICUS pumilia	Creeping Fig
JASMINUM polyanthemum	Jasmine

B. Landscape setbacks along San Juan Road, and Northgate Blvd.

1. Landscape setbacks shall comply with the required 25 foot setback along Northgate Boulevard and San Juan Road and the 15 foot landscape setback at the rear depicted on the approved Schematic Plan for Natomas Gardens PUD. In no instance shall the 25 foot landscape setback be increased, except at the main intersection/corner of the site.
2. The 25' foot wide landscape setback area shall be planted with multi-tiered vegetation in a combination of mounded turf or groundcover, shrubs, and trees. The intent shall be to screen the visual impact of the parking lot from the public streets.
3. Berms may be combined with other landscape materials on the parking lot side of the landscaped area.

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4. The maximum slope of the berm shall not exceed a slope of 3:1 and be no higher than (2') four feet in height.
5. No rocks or bark mulch shall be used within (10') ten feet of a public sidewalk unless contained by a curb type barrier. The intent of this provision is to avoid landscape materials from becoming a public nuisance along the sidewalks.

C. Landscape setbacks along rear property lines

1. The intent of the 15' landscape setback proposed between the service drive and the rear property line is to mitigate the visual impact of the commercial structures on the adjacent residential areas.
2. Tall evergreen trees shall be located no-less than (15') fifteen feet on-center.

D. Parking Lot Landscape

1. Trees shall be located in raised planter areas in sufficient quantity to satisfy the City of Sacramento parking lot shade ordinance requirements.
2. Understory planting shall consist of plant materials that will accept abusive conditions typical of parking lot situations.

E. Irrigation

All landscaped areas shall be irrigated with permanent timed automatic underground systems. Utilize drip irrigation whenever feasible to conserve water resources.

F. Approval of landscape plans

1. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plan for review and approval by City Staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Department Services Manager or his/her designee. All plants shall be varied in size: 1 gallon and 5 gallon shrubs, and 15 gallon and 24 inch box trees.

G. Installation of landscaping

1. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping including permanent automatic irrigation system shall be installed.

VII. SIGN STANDARDS

These standards have been established for the purpose of assuring a functional, coordinated and visually attractive sign program for the mutual benefit of all tenants. Conformance will be strictly enforced. Upon demand by the landlord, or the City, any installed non-conforming or unapproved sign must be brought into conformance or removed at the non-conforming tenant's expense.

A. Definitions

1. **Tenant Identification Sign:**
 - a. A tenant name, logotype and/or logo, displayed on a sign fascia, storefront or building wall.
 - b. Tenant identification signs may also include an ancillary graphic element where necessary to reinforce the tenant's identification. Such an ancillary graphic element shall be no more than 80% of the length and no more than 50% of the height of the primary logotype or logo. An ancillary graphic element shall be included in the calculation of sign area and sign height.
 - c. Sign copy shall not include the product sold, except for logotypes or logos which include a product name, or as allowed at Sections A.1.b and A.4.
2. **Logotype:** A standardized representation of a company or business, comprised of a particular typeface, graphic layout and color(s), which is consistently used on signs, letterhead, business cards et al.
3. **Logo:** A distinctive trademark recognizable to the public as a symbol of an established company or business. A logo is usually displayed in conjunction with a logotype.
4. **Secondary Identification Sign:** A sign identifying a generic type of merchandise or service, such as a pharmacy, garden center or bakery. Food Sales anchor tenants and General Merchandise anchor tenants only are allowed secondary identification sign as set for the under Sign Allowances below.
5. **Fascia Sign:** A tenant name, logotype or logo which is displayed on an awning attached to a tenant space.

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6. **Under Canopy Sign:** A pedestrian-scale sign mounted perpendicular to the storefront at the main entry to a major tenant or shop tenant space. An under canopy sign is not included as part of the maximum number of signs or maximum allowable square feet of sign area permitted for a tenant space.
7. **Awning Sign:** A tenant name, logotype or logo which is displayed on an awning attached to a tenant space.
8. **Total Sign Area:** The aggregate area created by circumscribing the components of a sign with rectangles.
9. **Anchor Tenant:** A tenant occupying a tenant space of 10,000 square feet or more.
 - a. Food sales anchor tenants sell primarily food goods, as well as non food items commonly found in grocery stores.
 - b. General Merchandise anchor tenants sell a variety of goods such as furniture, furnishings, household appliances, automotive accessories, sporting goods, apparel and garden supplies.
10. **Major Tenant:** A tenant (except a pad tenant) occupying a tenant space greater than 5,000 square feet but less than 10,000 square feet.
11. **Shop Tenant:** A tenant occupying a tenant space, within a shops building, of 5,000 square feet or less.
12. **Pad Tenant:** A tenant occupying a freestanding building.
13. **Maximum Fascia Sign Horizontal Dimension:** The maximum allowable horizontal dimension for a fascia sign shall be 70% of the length of the tenant frontage or the fascia, whichever is less, within the limits described under Sign Allowances below.
14. **Maximum Fascia Sign Vertical Dimension:** The maximum allowable vertical dimension for a sign varies depending on the tenant category as set forth under the sign allowances below.
15. **Maximum Logo Size:** When a logo and logotype are displayed on the same tenant frontage, the overall height of the logo shall be no more than 150% of the overall height of the logotype, and the total sign area of the logo shall be no more than 33% of the total sign area of the logotype.
16. **Monument Sign:** A sign identifying the overall commercial project.

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B. General Requirements

1. An overall sign program for the entire PUD shall be submitted to the City Planning Staff for review and approval prior to submittal of the first special permit within the PUD.
2. A specific sign program shall be submitted with individual project special permit applications and shall comply with the approved PUD sign program. Any deviation shall require review and approval by the Planning Commission prior to issuance of a building permit.
3. Signs shall not describe the products sold, prices, or any type of advertising except as part of the occupants trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.
5. Any changes to or deviations from this sign program shall be subject to the approval of the Planning Director.

C. Specifications and Quality Standards

1. All tenant identification signs and secondary identification signs shall consist of face-illuminated, individual dimensional letter forms and /or symbols (or an assembly of dimensional letter forms if the tenant's logotype is script-style letters). All letter/symbol faces shall be translucent acrylic with integral color; all returns shall be spray painted aluminum with a "trimcap" type retainer detail.

Single tenant pad buildings only may have exposed neon signs, subject to the approval of the Planning Director and the requirements of C.4 below.

If the tenant's logotype and/or symbol is a single color, the returns shall match the letter faces unless the tenant has an established corporate sign program which specifies a different return color. If the tenant's logotype and/or symbol is more than one color, all returns shall be a single color. Logos are only allowed on building elevations that contain a permitted sign.

No painted wall signs or awning signs are allowed. Cabinet signs are only allowed for ancillary graphic elements approved under Section A.1.b.

Signs shall have a maximum of two rows of copy.

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2. All fascia signs shall be centered left to right on the fascia or tenant frontage, and generally centered top to bottom between fascia reveals. (The vertical position will vary depending on the configuration of the sign and the locations of the reveals on the sign fascia).
3. All electrical signs shall bear the UL label, and their installation shall comply with all City building and electrical codes.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
5. All conductors, transformers, and other equipment shall be concealed.
6. All bolts, fastenings, clips, etc., shall be painted out to match the adjacent surface.
7. No signmaker's label or other identification shall be permitted on the exposed surface of the sign.
8. No exposed conduit, tubing light source, or raceways shall be permitted.
9. No exposed neon lighting shall be used on signs, symbols or decorative elements.
10. No flashing, moving, or audible signs shall be permitted.
11. No signs of any sort shall be permitted on building roofs.
12. When any sign is removed, either for replacement or on termination of the lease, the tenant shall leave the building exterior in good condition, normal wear and tear excepted. Any holes caused by the removal of said sign shall be filled and painted to match.
13. It shall be the responsibility of the landlord to ensure that all signs are removed from a tenant space within thirty (30) days of its being vacated.
14. No flags, banners, streamers etc. shall be allowed on tenant leased space or frontage except as temporary special event advertising in accordance with the City of Sacramento Sign Ordinance and with the prior approval of the City Planner. Balloons or other inflatable advertising devices are specifically prohibited.

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D. Monument Signs

1. One monument sign, located along Northgate Blvd., shall be allowed in the landscape area between the parking lot and the public R.O.W.
2. Sign design is subject to the criteria as defined by Section 3.250 of the City Sign Ordinance.

E. Sign Allowances for Anchor Tenants

1. Anchor tenants occupying a tenant space greater than 40,000 square feet:
 - a. The total sign area for Food Sales anchor tenants shall not exceed 1.1 square foot of sign per lineal foot of the principal tenant frontage only. The total number of Tenant identification signs allowed shall be one logotype and one logo; the maximum letter height for the logotype shall be 5'0". The total number of Secondary identification signs allowed shall be four on the principal tenant frontage only, with a maximum letter height of 1'6".
 - b. Total sign area for all other anchor tenants in this category shall not exceed .75 square foot of sign per lineal foot on the principal tenant frontage, and, for corner tenants, .375 square foot of sign per lineal foot on secondary frontage. The total number of Tenant Identification Signs allowed shall be one logo and one logotype on the principal building elevation, and, for corner tenants only, one logo and one logotype on the second building elevation. The maximum letter height for the logotype shall be 5'0". Anchor tenants in this category are allowed two Secondary Identification Signs on the principal tenant frontage only, with a maximum letter height of 1'6".
2. Anchor tenants occupying a tenant space between 10,000 and 40,000 square feet:
 - a. The total sign area shall not exceed .75 square foot of sign per lineal foot of the principal tenant frontage. Corner tenants are also allowed .75 square foot of sign per lineal foot on the second tenant frontage.
 - b. The total number of signs allowed shall be one logotype and one logo on the principal building elevation, and, for corner tenants only, one logotype and one logo on a second elevation.
 - c. The maximum allowable letter height for any sign shall be 4'0".

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F. Sign Allowances for Major Tenants

1. The total sign area shall not exceed 1.1 square foot of sign per lineal foot of tenant frontage. Corner tenants are allowed .75 square foot of sign per lineal foot on the second tenant frontage only.
2. The total number of signs allowed shall be one logotype and one logo on the principal building elevation, and, for corner tenants only, one logotype and one logo on the second elevation.
3. The maximum allowable letter height shall be 4'0".

G. Sign Allowances for Shop Tenants

1. The total sign area shall not exceed one square foot of sign per lineal foot of storefront except that the minimum total area allowed shall be 16 square feet.
2. The total number of signs allowed shall be one logotype and one logo.
3. The maximum allowable letter height shall be 2'6", except that one letter may have a maximum height of 3'9".

H. Sign Allowances for Single Tenant Pad Buildings

1. The total sign area shall not exceed 1.0 square foot of sign per lineal foot on each of two building elevations, except that the minimum total area allowed on either of these elevations shall be 16 square feet. This shall not preclude a tenant from submitting a sign of less than 16 square feet if the tenant feels this smaller sign is appropriate.
2. The total number of signs allowed on one building elevation, including logotypes, logos and ancillary graphic elements per A.1.b above, shall be three.
3. The maximum allowable letter height shall be 3'0", except that one letter may have a maximum height of 4'6".

I. Sign Allowances for Multi-tenant Pad Buildings

1. The total area shall not exceed 1.0 square foot of sign per lineal foot on one building elevation, and 0.5 square foot of sign per lineal foot on a second elevation, except that the minimum total area allowed on either of these elevations shall be 16 square feet if the tenant feels this smaller sign is appropriate. Signs are permitted on two elevations only.

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2. The total number of signs allowed shall be one logotype and one logo each on two elevations.
3. The maximum allowable letter height shall be 2'6", except that one letter may have a maximum height of 3'9".

J. Requirements for Entry Signs

1. Storefront Entry: Each tenant is permitted to display business hours, an emergency telephone number or similar information at each public entry.
2. Service/Receiving Entry: Each tenant shall display the tenant name, address and emergency telephone number on the service door as shown.
3. Letter Height: The maximum letter height for entry signs shall be six inches.

K. Requirements for Window Signs

1. All window signs shall be restricted to a maximum of twenty five per cent of the window area on the frontage for the proposed sign(s), subject to the approval of the Planning Director. All window signs must be a minimum of 24" behind storefront glass.

L. Requirements for Under Canopy Signs

1. One under canopy sign is allowed at the main entry to a tenant space.
2. The under canopy sign shall be a single rectangular shape which displays the tenant name only; the maximum allowable size shall be 7.5 square feet.
3. The minimum clearance beneath the sign shall be eight feet.
4. All signs shall be non-illuminated.
5. The sign is to be fabricated from a durable material such as MDO plywood, high density foam or aluminum sheet and finished with a waterproof and/or corrosion-resistant coating as required. All signs are to have flat surfaces (ie, no sandblasting or raised letter forms).

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M. Number of Signs

1. The Planning Director may allow one additional sign per building that would otherwise be allowed by the provisions of Sections F through J. Factors to be considered include the following:
 - a. The need for additional signage due to the building's size or location, or
 - b. The extent to which additional signage would improve or detract from the appearance of the building, or
 - c. The effect of the signage on adjacent residential uses.
2. The Planning Director's decision to allow an additional sign does not increase the maximum sign area for a building or use.

VIII. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided, no building permit shall be issued for any building or structure in a Planned Unit Development until plans have been reviewed and approved by the City of Sacramento Building Department and any other applicable review body, and found to substantially conform to the City of Sacramento Zoning Code, the South Natomas Community Plan, and the Natomas Gardens PUD Development Guidelines.

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

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P00-053 - Natomas Gardens Shopping Center PUD - Foods Co Grocery

- REQUEST:**
- A. **Negative Declaration**
 - B. **Mitigation Monitoring Plan**
 - C. **PUD Schematic Plan Amendments:**
to omit a 2,500 sqft. freestanding retail building pad adjacent to Northgate Boulevard and relocate it to San Juan Road in the Natomas Gardens Shopping Center PUD;
 - D. **PUD Development Guideline Amendments:**
 1. to omit language prohibiting warehouse "discount style" grocery stores in the Natomas Gardens Shopping Center PUD;
 2. to reduce the required landscape setbacks along Northgate Blvd. & San Juan Rd. from 50' to 25' in the PUD
 - E. **Special Permit** to construct a 77,402 sqft. shopping center with a major grocery store (57,402 sqft. Foods Co) and with two attached retail pads (Bldg. A 8,000 sqft./ Bldg. B 12,000 sqft) on 10.2± acres in the Shopping Center Planned Unit Development (SC-PUD) zone.

LOCATION: Northwest quadrant of San Juan Rd. & Northgate Blvd.
250-0010-097
South Natomas Community Plan
Grant Joint Union School District & Del Paso Elementary
Council District 1

APPLICANT:	Dave Johnson, Johnson Lyman Architects, 1375 Locust Street, #202, Walnut Creek, 94563
OWNER:	McNellis Partners, c/o John McNellis 419 Waverly St. Palo Alto, CA 94301
PLANS BY:	Johnson Lyman Architects, 1375 Locust St. #202, Walnut Creek, 94563
APPLICATION FILED:	April 13, 2000
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

On January 25, 1996, the City Council approved General Plan, and South Natomas Community Plan amendments and various Rezones to allow a 127,020 square foot shopping center to be developed on the site, located in the Natomas Gardens Planned Unit Development.

The applicant is now requesting a Special Permit to construct 77,402 square feet of retail space in the shopping center, with a major grocery store anchor tenant to be known as Foods Co (owned by Ralph's), on 10.2 ± vacant acres in the SC-PUD zone. The grocery store will be 57,402 square feet and the two retail buildings (Bldg. A/8,000 sqft Bldg. B/12,000 sqft) will be attached to the grocery store (see Exhibit C-2). A total of 402 parking spaces will be provided on the 10.2 ± acre shopping center site. An existing 2,798 sqft. gas station/convenience market is currently located in the PUD on a separate 1.14 ± acre parcel at the corner of Northgate Boulevard and San Juan Road.

The applicant is also proposing to: 1) amend the Natomas Gardens PUD Schematic Plan to relocate a freestanding retail pad; and 2) delete language in the PUD development guidelines which prohibits "discount style" big box grocery stores; and 3) reduce the landscape setbacks along major roadways. Future retail pads are delineated on the site plan but are not apart of the Special Permit request at this time. The shopping center will be located within the Natomas Gardens Shopping Center PUD. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above.

In evaluating the project, the basic issues are: a) the request to locate a "discount style" big box grocery store on site in place of a full service grocery store; b) the closing of an existing Foods Co "discount style" store approximately 1.5 miles away from the site on Northgate Boulevard; and c) the overall site and building design in the Natomas Gardens Shopping Center PUD.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on: 1) the project's consistency with specific policies relative to commercial development in the South Natomas Community Plan; 2) the project's consistency with the General Plan and South Natomas Community Plan land use designations and shopping center zoning; and 3) its compatibility with surrounding commercial uses, and its overall building and site design.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	Community Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	SC-PUD

Surrounding Land Use and Zoning:

North: Single Family, Garden Valley Elementary School & Vacant; R-1A(PUD) & R-3
 South: K-Mart Shopping Center & Kragen Auto Store; SC-PUD
 East: Commercial Uses; C-2(SPD)
 West: Apartments, Single Family, School; R-2B(PUD) & R-1A(PUD)

<u>Bldg. Setbacks:</u>	Required	Provided
Northgate Blvd:	50'	330'
San Juan Rd:	50'	235'
Side(Int):	40'	52' - 70' (adjacent to Apts.)
Rear:	40'	60' (adjacent to Single Family & Vacant lot north)

Landscape:

West & North Property Lines:		
	15'	15' (with condition of approval)
Northgate Blvd. San Juan Rd.		
	50'	25' (with guideline amendment)

Property

Property Dimensions:	Irregular
Property Area:	10.2+ gross acres
Square Footage of Grocery Store:	57,402 sqft.
Square Footage of Attached Retail Bldgs:	20,000 sqft. (8,000 & 12,000 sqft)
Total Square Footage:	77,402 square feet

Planned Unit Development

Overall PUD SqFt. Approved/1996:	127,020 sqft.
Convenience Mkt. Approved/1997:	- 2,796 sqft.
	124,224 sqft. remaining
	-77,402 sqft. project proposal
Square Footage Remaining in PUD:	46,822 sqft. remaining on-site

Height of Building:	28 feet, 1 story
Exterior Building Materials & Color:	Plaster & Splitface Block w/neutral gray & white
Roof Material:	Concrete tile
Parking Provided:	398 stalls
Parking Required:	77,402 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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>
Encroachment/Driveway Permits	Public Works, Development Services
Building Permit	Planning & Building Division
Sign Permit	Planning & Building Division

BACKGROUND INFORMATION:

It is appropriate to discuss the background of previous projects on the site in order to better understand the history surrounding the proposed development. Described below are previous application requests reviewed and considered by City Planning Commission and City Council.

The site has been the subject of controversy at several Planning Commission and City Council hearings. The original shopping center project was a proposal to develop 180,000 square feet of retail on a 16.6± acre site (P89-036). Subsequently the project was revised to reflect a reduction in the square footage (146,700 sqft - {10,000 sqft. dedicated to medical offices}) on 13.8± acres and a residential component consisting of 18 single family lots. On October 25, 1990, the City Planning Commission recommended to the City Council to approve an 18 lot single family subdivision on 2.8 ± acres and 13.8± acres of commercial development in the shopping center, office and residential zones.

City staff recommended to City Council a reduced commercial square footage and acreage (5-8 acres) and that the remaining portion be designated for medium density residential. Staff, therefore, recommended denial of both the original shopping center proposal and the applicant's alternative proposal. On January 3, 1991, the City Council certified the San Juan Crossing EIR and Addendum and upheld Planning staff's recommendation to deny the project (P89-036).

On September 9, 1991, a revised project was submitted by the applicant which further reduced the commercial square footage (111,300 sqft. on 9.7 ± acres/ 20,000 sqft dedicated for medical) an increase in the number of single units (41 single family units on 6.0 ± acres) and a 1.0 ± acre child care facility. On January 23, 1992, the City Planning Commission recommended approval of the revised project, subject to two conditions. One condition, limited the amount of grocery store square footage in the commercial area to 15,000 sqft; and the second condition required the applicant to take up to two years from the time the City Council approved the rezone to look for medical related uses to occupy 20,000 sqft. of the commercial area. Staff recommended denial of the project because the proposed project did not comply with the South Natomas Community Plan and General Plan in that the commercial square footage was not reduced by a minimum 15 percent and the remnant parcel reverted to medium density residential (R-3). On March 31, 1992, the City Council upheld staff's recommendation to deny the project.

An application for a 5-8 acre shopping center site and 41 single family lots was considered by City Planning Commission on April 23, 1992. Lengthy discussions with nearby residents and businesses in the area about the above mentioned projects occurred. The largest amount of concern and controversy stemmed from a planned Save Max Grocery/Shopping Center located at the northwest corner of Norwood and Jessie Avenues in the North Sacramento Community area (roughly two miles from the site). On September 29, 1992, City Council denied the project as proposed and recommended the City staff further evaluate the site for General Plan and Community Plan consistency in addition to appropriate land uses.

On May 25, 1995, an application was submitted by the applicant for 127,020 square feet of shopping center on 11.6 ± acres and to designate the remaining 5.0 ± acre piece for single family residential. On January 25, 1996, a project proposal for the subject site (P95-045) was recommended by the City Planning Commission to the City Council for approval. The proposal was to amend portions of the Community Plan land use designations and rezone the property; subdivide the land for future construction of 127,020 square feet of retail development on 11.6 ± acres, and designate the remaining 5 acre portion for single family residential. The project proposal included a rezone from OB-PUD and R-3(PUD) zones to 16.6 ± acres of Shopping Center Planned Unit Development (SC-{PUD}) zoning. During the time of application processing, City staff received support for the shopping center from residents, businesses, and the Natomas Community Association.

On May 28, 1996, the City Council Certified the San Juan Crossing EIR and Addendum EIR and approved the proposed project subject to conditions. The approved project consisted of a 127,020 sqft. shopping center site: 55,000 sqft was proposed for a grocery store as a major anchor tenant, 63,700 sqft. of retail and two additional pads totaling 8,500 sqft for future restaurants. A Schematic Plan and Development Guidelines for the Natomas Gardens PUD was also approved in conjunction with the Rezone request.

Included as part of the application approval was the dedication of a 5.0 ± acre portion of the overall site to the City of Sacramento for a possible gateway park into South Natomas and/or some other recreational use.

During the hearing process, various members of the public, including North Sacramento residents, community groups, and the property owner for Save Max shopping center in North Sacramento (a newly constructed project at that time) expressed concerns that the marketing of tenant space and economic vitality of the Save Max shopping center in North Sacramento, and that the proposed project would endanger the shopping center. The applicant agreed, at the City Council hearing in May 1996, to the following conditions of approval to address the North Sacramento neighborhood and Save Max grocery store's concerns:

- 1) *No application for a Special Permit for a supermarket may be approved prior to expiration of twenty-four (24) months from the effective date of the Rezone Ordinance. Expiration date June 27, 1998; and*
- 2) *Incorporate into the PUD Guidelines a prohibition against "big box discount" grocery stores.*

Since the approval of the Natomas Gardens Shopping Center, one Special Permit entitlement has been approved on the site. On September 25, 1997, the Planning Commission approved a Special Permit to construct and operate a 24 hour convenience store/Arco gas station (beer and wine sales) on the site. The Planning Commission's decision was appealed (resident) to City Council. On November 18, 1997, the City Council denied the appeal and approved the project based on conditions of approval.

The current application for consideration is a proposal to construct the first large phase of the shopping center development which will consist of a 57,402 square foot Foods Co grocery store and two adjoining retail buildings, totaling approximately 20,000 sqft. (P00-053). The total square footage proposed as part of the first phase is 77,402 square feet.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

On November 18, 1997, the City Council approved a General Plan and Community Plan Amendment designating the subject site to Community/Neighborhood Commercial and Offices and Community Commercial, respectively. The project site was also rezoned to Shopping Center-Planned Unit Development (SC-PUD). The proposed project is consistent with these land use designations and zone.

Various goals and policies in the General Plan and the 1988 South Natomas Community Plan that pertain to this project are set forth below, followed by an explanation of how the project meets or does not meet these goals and policies.

General Plan: It is the policy of the City to:

- Promote new employment opportunities, particularly for the under employed and economically disadvantaged (p. Sec. 4-1)
- Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts (p. Sec. 4-1)
- Prohibit the intrusion of incompatible uses into residential neighborhoods through adequate buffers, screening and zoning practices that do not preclude pedestrian access to arterials that may serve as transit corridors (p. Sec. 2-12)
- Approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments (p. Sec. 1-33)
- Promote economic vitality and diversification of the local economy (p. Sec. 4-1)
- Maintain and strengthen viable shopping districts throughout the City (p. Sec 4-17)

Summary of General Plan Policy related to the Project: The major policies of the General Plan addressed by this project include: 1) revitalization and employment opportunities; and 2) logical development in a growth area that is compatible with adjacent land uses. The proposed development is consistent with the General Plan land use designation (Community/Neighborhood Commercial & Offices). The current commercial land use designation includes shopping centers (less than 200,000 sqft) commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. Such uses may be located adjacent to residential areas without significant adverse environmental impacts (SGP, p.4-10). The project will not be an intrusion or incompatible with surrounding uses in that conditions to mitigate noise on adjacent residential uses will be incorporated into the project. The project site has been conditioned to provide an 8 foot high wall around the

perimeter of the site and relocate the loading dock away from the rear yards of single family dwellings. Retaining and maintaining existing shopping centers in the City is also an important policy in the Plan. City staff is recommending that Ralph's provide lighting, signage and other enhancements at the existing shopping center at Northgate Blvd. & West El Camino Avenue to comply with the policy. These enhancements shall be provided after the existing store closes. Finally, the newly established shopping center will expand an existing shopping district in the South Natomas Community area which is consistent with the policy above.

1988 South Natomas Community Plan:

- South Natomas shall develop as a high quality mixed-use community, providing locations for residential, commercial, office and business park land uses designed to enhance the neighborhood and plan area identity with an adequate level of supporting public facilities and services (p. 2).
- Limit designation of neighborhood and community commercial to a level that meets overall community demand for retail goods and services (p. 18).
- Designate shopping center sizes and locations to maximize convenience and shopper choice, balancing these attributes with protection of the viability of existing commercial development (p. 18).

Summary of South Natomas Community Plan Policy related to the Project:

The major policies in the plan which address a new retail market include: meeting the retail needs in the community and retention of existing commercial development. Key policies in the plan recognized the necessity to retain the viability of existing neighborhood shopping centers in South Natomas, particularly the Northgate Shopping Center at Northgate Boulevard and West El Camino. The Northgate Center is approximately 1.5 miles south of the subject site. Language in the Community Plan suggests that shopping centers be developed only if the community can support the increase and if there is a market demand existing in the area (p. 18).

Northgate Shopping Center (Existing Foods Co): The applicant has informed City staff that their existing 30,000 square foot grocery store (Foods Co), located at the Northgate Shopping Center, will be closed and relocated to this new site, approximately 1.5 miles north of the center. The newly established 57,402 sqft. Foods Co grocery store is proposed at the north

west corner of Northgate Boulevard and San Juan Road, in the Natomas Gardens Planned Unit Development. The relocation of the existing store presents the question of whether or not an indirect effect exists relevant to Community Plan policies and goals which call for ensuring the "vitality" of the current Northgate shopping center at Northgate Blvd. and West El Camino Ave. (p.4-17). During the update of the South Natomas Community Plan (1988), it was considered important to support an increase retail activity but to also recognize that new retail growth could ultimately displace and/or cause existing shopping centers to struggle. The Community Plan, therefore, highlighted its commitment to maintain the vitality of the Northgate shopping center but does not specify that a grocery store must be maintained at this location. Policy language also suggests that new shopping centers be developed only if the community can support additional commercial development. The current shopping center largely serves the Gardenland neighborhood and the southeastern area of the South Natomas Community Plan area.

In 1996, the City Council approved the subject site at Northgate Blvd. & San Juan Road for a shopping center zone. A rezone at this site established four new shopping center sites in the South Natomas Community Plan area (see Attachment E). The shopping center zone allows a grocery store use with a Special Permit. Prior to the applicant's request for a Special Permit, staff has observed that some of the businesses in the existing Northgate shopping center had either closed, abandoned their tenant space, or demolished the structure (gas station). During the time of writing the staff report, staff noticed a new store (98¢ Clearance store) located at the center. Recent surveys by the Sacramento Housing and Redevelopment Agency have shown that commercial and residential uses along Northgate Boulevard are experiencing signs of decline. According to the City's Economic Development Department, there has been a significant amount of turn over and limited retail interest and re-investment at the center.

A Ralph's representative has informed City staff that the existing grocery store will close whether or not the proposed project is approved. In addition, in order to avoid competition with their new store, no other grocery store use will be permitted by Ralph's/Foods Co. to lease the space in the Northgate Shopping Center. At present, Ralph's only owns the existing Foods Co. building in the Northgate shopping center which is one of two large tenant spaces at this site. Their responsibility should, therefore, be limited to their property, which is an important part of the shopping center (ie. one of two anchor spaces). Foods Co/Ralph's has expressed their willingness to assist the City in ensuring the center's vitality as specified in the Community Plan.

Among the City's suggestion are: 1) working with the City to find an appropriate non-food store reuse for the existing 30,000 sqft. Foods Co building; and 2) encouraging Ralph's (owner of Foods Co.) to develop a strong local hire program that targets the youth and adults of the Gardenland Area.

Other mechanisms have also been put in place by the City to stimulate commercial activity at the center. The City Council recently adopted a resolution (August 2000) to initiate the process for adopting Northgate Boulevard as a Redevelopment Project Area, which, if adopted, encompasses the Northgate Shopping Center. Targeting this as a redevelopment area will generate the potential for tax increment revenue to alleviate the physical and economic decline at the center.

Staff concludes that the approval of the new Foods Co would not necessarily cause an indirect physical or economic to the impact to the Northgate Center because a wide range of commercial users are allowed in a C-2 zone, which the site is (Northgate Center) zoned. The applicant has agreed to not deter uses or these businesses from occupying the building, except for food stores.

Shopping Center Standards adopted in March 1983, recognizes that shopping centers should be developed only if the community could support the increase in retail activity. The project as proposed will not increase the amount of retail proposed since it will simply close the smaller Foods Co. market and build a new larger market, at a new location. The applicant has indicated that, from the perspective of a large grocery chain like Foods Co, the existing market is undersized and physically constrained by the design of the shopping center. Ralph's believes that the newly enlarged grocery store location could better serve its trade (Hwy 5 on the west, Hwy 80 on the north, Garden Hwy on the south and the canal to the east) area because of the intersection and easy access to the freeway. The applicant has indicated that being close to the freeway provides convenience to residents returning home from work.

The City's past economic studies indicated that grocery stores could exist at both sites with adequate sales potential. The staff would strongly recommend that Foods Co. not prohibit food stores in their space at the Northgate Center. The community has indicated their desire to maintain a healthy and attractive level of activity at the center and their desire for convenient access to a food store for their neighborhood. While recommended, the City can not require Foods Co to lease only to food

stores, but has encouraged Foods Co. to consider locating some type of market at the Northgate Center (Northgate Blvd. & West El Camino).

B. Amendment to PUD Development Guidelines

"Discount Grocery" vs. Full Service Market: The applicant requests an amendment the Natomas Gardens Development Guidelines to allow a "discount grocery" store within the PUD. The original purpose for prohibiting a "discount grocery" store at the project site was to ensure the success of a then newly established warehouse discount grocery store (Save Max) in North Sacramento. A grocery store (full service or discount) was considered a potential economic impact at the time because of competition of a similar store and/or the possibility for closure at Save Max. City Council, therefore, placed a condition on the site, prohibiting Special Permit approval for a grocery store in the PUD for a two year period and adopted language in the development guidelines which prohibits "discount grocery" stores in the PUD. The two year time moratorium has expired and City staff believes the prohibition of a "discount grocery" store is no longer a concern and could, therefore, be removed from the development guidelines because the Save Max grocery store is now well established.

Staff investigated the applicant's efforts at seeking full-service grocery store users rather than discount warehouse type stores. At present, there are two full service grocery stores, located on Truxel Road, which serve the South Natomas community. (Albertson's & Bel-Air - see attached exhibit). Ralph's has informed City staff that because incomes within their defined trade area in South Natomas rise as one travels from east to west (greatest concentration of relative wealth west of Truxel) Truxel is the best location for full-service, full-price markets. Ralph's has also informed staff that they believe a discount market would be successful in the area, since there are already two full service grocery stores in the trade area. Additionally, the owner of the property (McNellis Partners) has contacted both Albertson's and Safeway to consider a market at the site and was unsuccessful. Letters from both markets, declining their interest are attached.

At the time of the rezone and PUD approval (P95-045) for the project site, the City's analysis at the indicated that grocery stores could exist at both sites (Northgate & San Juan/Northgate West El Camino) successfully. The South Natomas Community designates four neighborhood shopping centers between two freeways (I-80 fwy/I-5 fwy). Ralph's now see's an opportunity to relocate its current location to another location within the Plan area and eventually sell the building at Northgate Blvd. and West El Camino Ave.

Landscape Setbacks - 25': The reduction of landscape setbacks from fifty (50') feet to twenty-five feet (25') is requested as part of the PUD guideline amendment. Presently, the AM/PM Mini Mart site plan was approved with 25 foot wide landscape setbacks at the corner of Northgate Boulevard and San Juan Road, in the Natomas Gardens PUD. The approved schematic plan reflects a 50' building and landscape setback along both Northgate Boulevard and San Juan Road. It is the City staff's intent to orient the freestanding building footprints, in the shopping center, as close to the street as possible. Reducing the landscape setback to 25 feet would: 1) place the freestanding buildings closer to the street; 2) allow for greater pedestrian activity along the streets and allow for easy access into the shopping center; 3) encourage retail entrances to front onto or closer to the streets rather than just the parking lot; and 4) support the City's efforts to orient shopping centers towards the street to promote a lively/active street scape. The approved development guidelines emphasize the incorporation of clear glass windows with entries facing the public streets on the freestanding buildings. Staff therefore, supports the PUD Guideline Amendment.

C. Site Design/Zoning Requirements/PUD Guidelines

1. Setbacks

The approved development guidelines require a 50 foot building setback along Northgate Boulevard and San Juan Road and 50 foot wide landscape setbacks along both public streets. Adequate building setbacks from adjacent residential uses are proposed as delineated on the attached site plan. The submitted site plan depicts surface parking primarily along Northgate Boulevard and some parking along the southern portion of the site to accommodate a future freestanding pad. The building setbacks are in compliance with the approved PUD guidelines and staff is not opposed to the 25 foot wide landscape setbacks provided, based on the findings described above. Both building and landscape setbacks will be compatible with the adjacent commercial buildings in the immediate area.

A trash enclosure is proposed behind Building B and near the loading dock area at the southern portion of the shopping center. The trash enclosure must meet the Trash & Recycling Ordinance indicated in the City's Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate. An eight foot high decorative masonry wall will be provided around the site along the north and west property lines. Staff would recommend that the wall be an eight foot tall split face CMU masonry wall

adjacent to the vacant lot, rear yards of the single family homes and the apartment complex (north and west property lines) as per Chapter 2, Section 2 of the City Zoning Ordinance. Concrete caps shall be intermittently placed on the masonry wall. Design and materials of the wall shall be reviewed and approved by Planning staff prior to construction.

2. Parking & Circulation

A total of 398 parking spaces will be provided in the shopping center during the first phase of development. The Zoning Ordinance requires 1 parking space for every 250 square feet of retail/commercial use (including restaurants) for multiple tenant buildings and uses within single tenant buildings will be subject to the City Zoning Ordinance requirements for parking (e.g. freestanding restaurants require 1 space per 3 seats). Based on a 77,403 sqft retail building, a total of 310 parking spaces are required on the site. The 398 parking spaces reflected on the site plan are adequate to meet Phase 1 construction and additional future retail development in the PUD. Development of the future pads will require a Special Permit and be required to meet parking requirements. The existing mini-mart/gas station within the PUD has satisfied its parking requirement on a separate parcel. All newly paved surfaces and parking lots will be required to meet the 50 percent shading requirement.

Ingress and egress into the site will be from San Juan Road and Northgate Boulevard. Two driveways are located on San Juan Road and three driveways are located on Northgate Boulevard. Street improvements such as sidewalks are already in place as well as two driveways for the existing mini mart/gas station in the PUD (one on San Juan Road and the other on Northgate Boulevard). Reciprocal access will be required between the mini-mart/gas station site and the shopping center. Truck deliveries serving the retailers will typically enter from the northerly most driveway from Northgate Boulevard. The trucks will follow along the north property line to the rear of the shopping center and exit at the most westerly driveway on San Juan Boulevard. The grocery store tenant (Foods Co.) has indicated that they do not expect more than three semi truck deliveries a day. The Traffic Division has indicated that the overall parking layout is adequate and vehicular circulation will be sufficient. A Transportation Management Plan (TMP) will be required for the entire PUD. Bus lines currently serve the subject site along Northgate Boulevard.

Pedestrian access from the parking lot to the shopping center will also be sufficient because walkways will be provided and the pedestrian walkways will be clearly defined. In addition, City staff is recommending that a pedestrian walkway be provided between the southern future pad and the proposed shopping center. The pavement/pathway adjacent to the future pad shall be constructed with temporary paving material with curbing and/or striped and painted. The applicant has also agreed to provide a pedestrian access point between the shopping center and the vacant parcel to the north of the subject site. A pathway/ opening will be provided in the masonry wall to allow pedestrian access for nearby residents, and any future uses on the vacant parcel, north of the site. Alignment of the pathway will primarily be located between Building B, crossing over the truck delivery driveway and ending at the masonry wall. Its design, walkway materials and the path's width shall be determined by the City's Public Works Department, Bikeway Coordinator and Planning.

The vacant parcel north of the shopping center is currently owned by the City of Sacramento. As previously mentioned above, the 5.0± vacant parcel was dedicated to the City as a condition of approval when the PUD was established (1996). A recreational center and/or a park site was mentioned as a viable land use on the parcel during the hearing process. Because of the possible open space/recreational use, staff and the community believe it would be appropriate to provide a pathway between the two sites to allow neighborhood residents to access the shopping center on foot or bicycle without having to travel much longer distances on City streets. City staff is, however, uncertain if and/or when a walkway would be established on the 5.0± acre City parcel because the site is not currently programmed as a CIP project nor is it cited in the Parks Programming Guide. City Planning staff spoke with the City's Real Estate Division and the City's Parks and Recreation Department, and was informed that there are no plans for re-sale of the site or for the use of a public park on the 5.0 ± acres at this time. City Real Estate will, however, place this site on their inventory list. City staff will initiate meetings with Public Works, Parks and Recreation and City Real Estate to explore the possibility of a temporary walkway on the City's property. If the shopping center is constructed prior to any final City plans for the 5.0± acre site are determined, the City's goal would be to provide safe, convenient pedestrian/bike access from Larchwood Drive to the shopping center.

3. Landscape

A landscape and irrigation plan was submitted with the formal application. As noted above, 25 foot wide landscape setbacks will be provided off of Northgate Boulevard and San Juan Road. Twenty-five foot wide landscape setbacks are already in place at the intersection of Northgate Blvd. and San Juan Rd., around the existing mini mart/gas station use. Fifteen (15) foot wide landscape setbacks will be provided along the north and west property line. The intent of the 15 foot wide landscape setback between the service drive and the north and west property line is to mitigate the visual and potential noise impacts on the adjacent residential areas. The plan denotes medium height flowering shrubs under evergreen trees within the 15' setback area along the west property line. Flowering shrubs are depicted along the north property line without trees. City staff recommends that the evergreen trees be planted along the west and north property line. The landscape materials provided in all landscape areas shall comply with the Natomas Gardens Development Guidelines. Crape Myrtles and Norway Maple trees will be provided at the front entry off of Northgate Boulevard and Norway Maple trees with medium height shrubs to screen the undeveloped pad will be planted along San Juan Road's street frontage. The paved areas and parking lot will be required to meet the 50 percent shading requirement.

Presently, the mini mart/gas station has placed no landscape emphasis at the corner. Both City staff and the community have asked the applicant to work with the mini mart/gas station to improve the corner of the PUD with a possible decorative landscape mound/low height decorative wall.

4. Signage

A sign program was not submitted as part of the application submittal. Two monument signs are delineated on the site plan at the main entry on Northgate Boulevard and the secondary entrance on San Juan Road. The PUD development guidelines require two shopping center identification signs (monument signs) not to exceed twelve feet in height and forty-eight square feet in area. The monument sign may be located in the setback area but shall be located at least ten feet from the public right-of-way and from any driveway. No other monument signs shall be permitted in the Shopping Center. Multi-tenant signs are also permitted. Sign area and number of signage per building area is described in the development guidelines. No freestanding buildings are proposed as part this application. Staff would recommend that a sign program be submitted for review and approval prior

to sign permits in the shopping center.

D. Building Design

The proposed buildings will consist of plaster and split face block with a concrete tile roof. Exterior building materials will be neutral gray with white accents. The elevations indicate a decorative cornice, fabric awnings, a metal trellis and aluminum and glass storefronts. The building's height to the highest point is 37 feet. A split face block wall will be on portions of the west, south and north elevations. A cart storage wall will be along the front elevations to screen grocery carts. Design Review staff and Planning staff reviewed the elevations and found them to be in keeping with the overall architecture character in the area. Design features, colors and materials proposed offer architectural embellishments and breaks up the building's wall mass, fronting on Northgate Boulevard.

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. 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 geology, hydrology, air quality, transportation, biological resources, hazards, noise, public services, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan for the project. The Mitigation Measures also included all mitigation measures applicable from the approved Natomas Gardens Shopping Center Planned Unit Development (P95-045). Those Mitigation Measures from the PUD EIR addressed: geology, hydrology, air quality, plant and animal life, noise, light and glare, land use, transportation/circulation, public services and aesthetics.

The environmental document was noticed and available for review and comment for a 20 day comment period prior to the hearing date. City staff noticed residents within a 500 foot radius of the site and attendees from community meetings. The subject site was also posted. At the time of writing the staff report, no comments were received. All comments received prior to the Planning Commission hearing date will be forwarded to the Commission for consideration.

B. Public/Neighborhood/Business Association Comments

The proposed project was routed to the South Natomas Business Association, the Natomas Community Association, Provence HOA and the Gardenland/Northgate Neighborhood Association. Adjacent property owners within a 500 foot radius of the subject site also received the notification of the proposed project.

A community meeting (July 24, 2000) was held with local groups (South Natomas Business Association, the Natomas Community Association, Provence HOA and the Gardenland/Northgate Neighborhood Association & interested residents) to discuss the project and receive comments from the community and nearby businesses in the area. Many of the residents in close proximity to the site were supportive of the grocery store use and were pleased to see development occurring on the vacant site. A couple of residents expressed concerns with the noise from the loading dock at the rear of the proposed site and the truck delivery times. Those neighbors with the greatest concern, were from the Gardenland neighborhood. The neighborhood's concerns centered around the loss of the existing Foods Co. grocery store and the vitality of the shopping center at Northgate Boulevard and West El Camino Avenue. There was also the issue of how long the existing building would stay vacant, what options are available for another commercial user in the space, and whether or not another grocery store would be located at the Northgate shopping center.

The applicant's response to the concerns were that they would not consider leasing the existing building to another food store. The applicant said they would agree to leave the existing grocery store business open for a period of time, such as until issuance of a final Certificate of Occupancy for the new Foods Co building, at Northgate Blvd. and San Juan Road.

A second community meeting was held on August 24, 2000, to further discuss ideas for re-use of the vacated grocery store building at the Northgate Boulevard/West El Camino Avenue shopping center. The attendees were primarily Gardenland residents and a Ralph's representative. The residents suggested a variety of different types of users that could occupy the space which included: bank, church, city offices, library/teen center, senior center, farmer's market, multi-cultural store/center, medical clinic, postal annex, community college, skating rink and finally a boys/girls club which seemed to generate the greatest support. The applicant informed the group that the building will be sold and its user is uncertain at this time.

To retain the image of the shopping center, City staff is recommending that Foods Co. provide continued lighting in front of the existing market to prevent darkening of part of the center and incorporate some displays or signage in the building's window to maintain a more attractive appearance while the store is vacant. Staff is also recommending that the existing building not be boarded and that the existing pole sign be maintained to identify the "Northgate Shopping Center" or other suitable message.

The applicant has modified the site plan and has agreed to several conditions of approval. The applicant has relocated the loading dock area to the south side of the building to reduce noise impacts on the adjacent single family homes. Other noise mitigation provided on site include: 1) an eight foot high masonry wall between the residential uses and the shopping center; 2) a fifteen foot wide landscaped setback with dense trees and shrubs between the masonry wall and the shopping center site; and 3) the hours of operation for truck delivery will be limited to 7:00 am - 9:00 pm. The applicant has also agreed to work with the City to plan the reuse of the existing 30,000 sqft. Foods Co building and delay the closure of the market for one year after Special Permit approval of the new Foods Co. store. No letters in opposition were received during the time of writing the staff report.

C. Summary of Agency Comments

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

1. Department of Public Works

Comments received from the Department of Public Works related to driveway depths and stacking and frontage improvements. Many of the traffic issues have been incorporated as conditions of approval and/or mitigation measures.

2. Fire Department

Comments received from the Fire Department related to appropriate access roads, fire hydrant systems, gates and barriers and required water flow.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council or called up by a member of the City Council. The appeal or City Council call up must occur within 10 days of the Planning Commission action. The PUD Schematic Plan and PUD Guideline Amendments, require City Council approval.

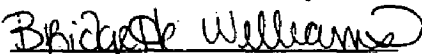
RECOMMENDATION: Staff recommends approval of the proposed development for the following reasons:

- the new commercial shopping center will be compatible with adjacent residential and commercial uses through the use of materials and building design, and screening;
- the project is consistent with General Plan and Community Plan land use designations and zoning and policies;
- the new shopping center will bring forth quality design which continues the improvement of businesses along Northgate Boulevard and introduces a commercial node and gateway at the north end of Northgate Boulevard;
- adequate landscaping, setbacks, parking and overall building design will be in keeping with the PUD Guidelines and adjacent commercial uses in the area;

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision & Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision & Findings of Fact approving the Mitigation Monitoring Plan;
- C. Recommend approval of the PUD Schematic Plan Amendments to omit a 2,500 sqft. freestanding retail building pad adjacent to Northgate Blvd. and relocate it to San Juan Rd. in the Natomas Gardens Shopping Center PUD;
- D. Recommend approval of the PUD Development Guideline Amendments to: 1) omit language prohibiting warehouse "discount style" box grocery stores in the Natomas Gardens Shopping Center PUD; and 2) reduce the landscape setbacks along Northgate Blvd. & San Juan Rd. from 50' to 25' in the PUD
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 77,402 sqft. shopping center with a major grocery store (57,402 sqft. Foods Co) with two attached retail pads (Bldg. A 8,000 sqft./ Bldg. B 12,000 sqft) on 10.2+ acres in the Shopping Center Planned Unit Development (SC-PUD) zone.

Report Prepared By,



Bridgette Williams
Associate Planner

Report Reviewed By,



Fred Buder
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision & Findings of Fact
Exhibit C-1	Mitigation Monitoring Plan w/Resolution
Exhibit C-2	Site Plan/Schematic Plan
Exhibit C-3	Landscape Plans
Exhibit C-4	Elevations
Attachment D	Original Schematic Plan
Attachment E	Exhibit of Surrounding Grocery Stores
Attachment F	Letters from Nearby Grocery Stores
Attachment G	PUD Schematic Plan & Guideline Amendments Resolution for City Council Approval

AMENDED BY CITY STAFF 11/15/00
AMENDED BY CPC 11/30/00

ATTACHMENT C

NOTICE OF DECISION AND FINDINGS OF FACT FOR A 77,402 SQFT. SHOPPING CENTER AS PHASE I DEVELOPMENT (57,402 SQFT. FOODS CO. GROCERY STORE & 20,000 SQFT. RETAIL SPACE) ON 10.2+ ACRES, LOCATED AT THE NORTHWEST QUADRANT OF SAN JUAN ROAD AND NORTHGATE BOULEVARD IN THE SHOPPING CENTER PLANNED UNIT DEVELOPMENT (SC-PUD) ZONE IN NATOMAS GARDENS PUD (P00-053)(APN: 250-0010-097)

At the regular meeting of November 16, 2000, 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. **Ratified the Negative Declaration;**
- B. **Approved the Mitigation Monitoring Plan;**
- C. **Recommend approval of the PUD Schematic Plan Amendments to omit a 2,500 sqft. freestanding retail building pad adjacent to Northgate Blvd. and relocate it to San Juan Rd. in the Natomas Gardens Shopping Center PUD;**
- D. **Recommend approval of the PUD Development Guideline Amendments to: 1)omit language prohibiting warehouse "discount style" grocery stores in the Natomas Gardens Shopping Center PUD; and 2) reduce the landscape setbacks along Northgate Blvd. & San Juan Rd. from 50' to 25' in the PUD**
- E. **Approved the Special Permit to construct a 77,402 sqft. shopping center with a major grocery store (57,402 sqft. Foods Co) with two attached retail pads (Bldg. A 8,000 sqft./ Bldg. B 12,000 sqft) on 10.2+ acres in the Shopping Center Planned Unit Development (SC-PUD) zone.**

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 ratified the Negative Declaration, 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 Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment;
- B. Mitigation Monitoring Plan:** The Mitigation Monitoring Plan for the proposed shopping center with a 57,402 sqft. grocery store and 20,000 sqft. retail pads in the PUD is hereby approved based upon the following findings:
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 C-1;
 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. Special Permit:** The Special Permit to allow a 57,402 sqft. grocery store and 20,000 sqft. or retail pads on 10.2 ± acres in the SC-PUD zone is hereby approved subject to the following findings of fact and conditions of approval:
1. The project, as conditioned is based upon sound principles of land use in that the proposed shopping center (77,402 sqft) is allowed with a Special Permit and includes conditions addressing facility location, design, and public safety.
 2. The project will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance in that:
 - a. the shopping center is compatible with the adjacent commercial uses;
 - b. adequate vehicular and pedestrian circulation are provided;
 - c. sufficient buffers, noise mitigation, screening and setbacks are provided between the proposed use and adjacent residential development; and
 - d. a grocery store with retail pads is permitted in the shopping center zone;
 3. The project is consistent with the General Plan and South Natomas Community Plan which designate the site for Community/Neighborhood Commercial & Offices and Community Commercial, respectively.

CONDITIONS OF APPROVAL - SPECIAL PERMIT**General Conditions**

1. The overall site plan, driveway locations, pedestrian walkways and building foot prints for the 77,402 square foot commercial buildings shall be in conformance with the approved site plans and elevations attached (Exhibits C-2, C-3, C-4). Any modifications shall be reviewed and approved by Planning staff and/or Planning Commission prior to issuance of building permits.
2. A total of 398 parking spaces shall be provided on the site for phase I development. Development of future pads will require a Special Permit and meet the City's parking requirements for commercial and/or restaurant uses.
3. The developer shall comply with the mitigation measures described in the Mitigation Monitoring Plan kept on file in the Planning Division office (P00-053) & (P95-045).
4. Hours of operation for truck deliveries shall be between 7:00 am - 9:00 pm daily and the Foods Co. grocery store shall be allowed to operate 24 hours daily. Any modification of hours of operation shall be reviewed by Planning staff.
5. No more than 10 percent of shelf space within the grocery store shall be devoted to the sale of alcohol (beer, wine, liquor etc.).
6. The building elevations shall include specified materials and architectural embellishments indicated on the attached elevations.
7. Landscape setbacks shall consist of the following: 25' along Northgate Boulevard and San Juan Road; 15' along the west and north property lines, adjacent vacant and residential development. Evergreen trees shall be planted along the entire west and north property line. Landscape materials shall comply with the Natomas Gardens Development Guidelines.

The applicant shall work with the owner of the mini mart/gas station to improve the corner of the PUD with landscape elements (flowers, shrubs, mound) and a low height decorative wall. The element shall be reviewed and approved by Planning staff prior to its construction.

8. A landscape and irrigation plan with required landscape widths shall be submitted to Planning and Building staff for review and approval prior to issuance of building permits.

9. The trash enclosures shall comply with the City's Trash Enclosure and Recycling Ordinance. The enclosure shall be painted to match the main wall color of the shopping center building.
10. An eight foot high decorative masonry wall shall be provided along the west and north property lines. The wall shall be a split face CMU masonry wall per Chapter 2, Section 2 of the City Zoning Ordinance. Concrete caps shall be intermittently placed on the masonry wall. The wall's design and material shall be reviewed and approved by Planning staff prior to construction. The opening and detailed elements at the wall break shall be determined by the City's Parks Department.
11. Enhanced pedestrian walkways shall be provided throughout the site and at the north segment of the center for access to the vacant lot, as depicted on the site plan and as follows: 1) the pathway access to the northern parcel shall be constructed at the time of building construction; 2) the walkway shall be constructed of brick, tile, stamped concrete or other similar materials that will clearly define the pedestrian and/or handicap walkway; 3) the actual width and design of the pathway shall be reviewed and approved by Planning staff, the City Park's Department and Public Works; and 4) a designated walkway area shall extend from San Juan Road to Building A in a manner similar to the pedestrian walkway from Northgate Blvd. to the main anchor store.
12. All parking lot areas shall comply with the City Zoning Ordinance requirements for parking lot standards, landscaping and 50 percent shading. All lighting in the parking lot(s), paved area, and rear of the shopping center building shall be directed away from and adequately shielded from adjacent residential uses.
13. Signage shall comply with the Natomas Gardens Development Guidelines and/or the City's Sign Ordinance and sign permits shall be obtained. Any deviation from the development guidelines or Sign Ordinance shall be reviewed by Planning staff and/or Planning Commission prior to issuance of sign permits. A sign program shall be submitted for review and approval prior to issuance of a sign permit.
14. The applicant shall undertake the following steps to maintain the vitality of their property at the Northgate Blvd. & West El Camino Ave. site:
 - a) The applicant (Ralph's) shall work with the City of Sacramento to re-use the existing 30,000 sqft. Foods Co building.
 - b) The applicant (Ralph's) shall keep the existing Foods Co. grocery store at West El Camino Avenue and Northgate Boulevard open for service until issuance of a Certificate of Occupancy permit for the new Foods Co. grocery store at Northgate Blvd. and San Juan Road.
 - c) The applicant (Ralph's) shall develop a strong hire program that targets the youth and adults of the Gardenland Area.

- d) Ralph's shall provide exterior lighting in front of the existing market and incorporate ~~some displays and/or community information~~ in the building's windows. The existing building shall not be boarded.
- e) The existing freestanding pole sign shall be maintained/lighted with appropriate copy as approved by the Planning Division.
- f) Ralph's shall enter into an agreement satisfactory to the City specifying methods to ensure compliance with these measures, prior to obtaining building permits

Public Works Conditions

Special Permit

- 15. The southernmost driveway on Northgate Boulevard requires a minimum stacking (throat) distance of 100'. The opening on the right side of the throat of this driveway shortens the available stacking distance to 40'. This opening must either be removed and replaced with vertical curb or relocated to a point which would provide the required 100' stacking.
- 16. Any monument sign shall be located so as not to interfere with sight distance to the satisfaction of the Department of Public Works.
- 17. The applicant must comply with the Mitigation Monitoring Plan (MMP) for P00-053 and the MMP for P95-045. The central driveway onto Northgate Boulevard for this site is specifically called out in the MMP (P95-045). It states that the outbound movement from this driveway shall be restricted to right out only by the use of a "Pork Chop" type median onsite; therefore, the outbound left movement shown on the site plan for the central driveway must be eliminated. Design of the central driveway and the associated median shall be to the satisfaction of the Department of Public Works.
- 18. Repair or replace existing deteriorated curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.
- 19. The project site shall conform to A.D.A. requirements in all respects. This shall include replacing any existing non-conforming round corner handicap ramps.

PUD Schematic Plan Amendment

- 20. A maximum of 4 driveways will be allowed on Northgate Boulevard. One of which must be a driveway that directly provides access for delivery vehicles to the back of the site.
- 21. No driveways on Northgate Boulevard shall be within 195 feet of the north right-of-way line of San Juan Road.
- 22. Driveways must have 150 feet of separation (centerline to centerline).

23. Left turns out of the site onto Northgate Boulevard from any driveway within 600 feet of the north right-of-way line of San Juan Road shall be prohibited. Left turns from Northgate Boulevard into any site driveway within 420 feet of the north right-of-way line of San Juan Road shall be prohibited. Turn movements shall be restricted with physical barriers provided by the applicant to the satisfaction of the Department of Public Works.
24. All new driveways shall be to City Standards to the satisfaction of the Department of Public Works.
25. Any deviation from City Standards requested by the applicant must conform with A.D.A. requirements and are subject to the approval of the Department of Public Works.
26. Comply with the Mitigation Monitoring Plan adopted for projects P00-053 and P95-045 (the Natomas Garden Retail Center PUD project).
27. A Lot Line Adjustment/Merger is required to relocate/remove the lot line which runs through the northern future pad. A new PUD Schematic Plan reflecting the new property lines is required after recordation of a Certificate of Compliance and prior to issuance of any building permits.

Police Department Conditions

28. Lighting levels shall be as followed: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.

All on-site lighting shall be adequately shielded away from adjacent residential and vacant properties.
29. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
30. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project.
31. Store windows shall be left unobstructed by either signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police.
32. All illegal activities observed on or around the business shall be promptly reported to the Police Department.

33. No public pay telephones shall be maintained on the interior or exterior of the premises.

Utilities Department Conditions

34. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
35. Multiple fire services are allowed per parcel and may be required.
36. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
37. The proposed development is located within County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
38. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
39. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The on-site storm drain system shall be sized per latest design runoff standards. Contact the Department of Utilities (916-264-8891) for the design criteria. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and approved by the Department of Utilities.
40. 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. 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).
41. 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.
42. This project is greater than 5 acres (10.2 ± 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 the Department of Utilities by calling 264-1400.

43. 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.
44. 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 not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures.
45. Show all existing easements on the improvement plans.

Advisory Notes for the Special Permit:

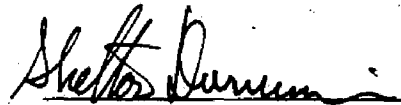
46. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
47. Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in the shaded Zone X area, defined as areas protected from one percent annual chance (100 year) flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.

Fire Department Conditions

48. **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
50. **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
51. **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

52. **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
53. **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
54. **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
55. **Turning radius.** The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3
56. **Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provisions for the turning around of fire engines. CFC 902.2.2.4
57. **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
58. **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
59. **Fire service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1
60. **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 Joyce Pilgrim with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal.

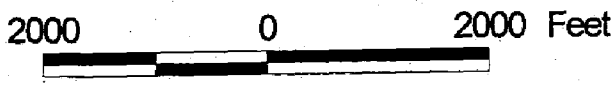
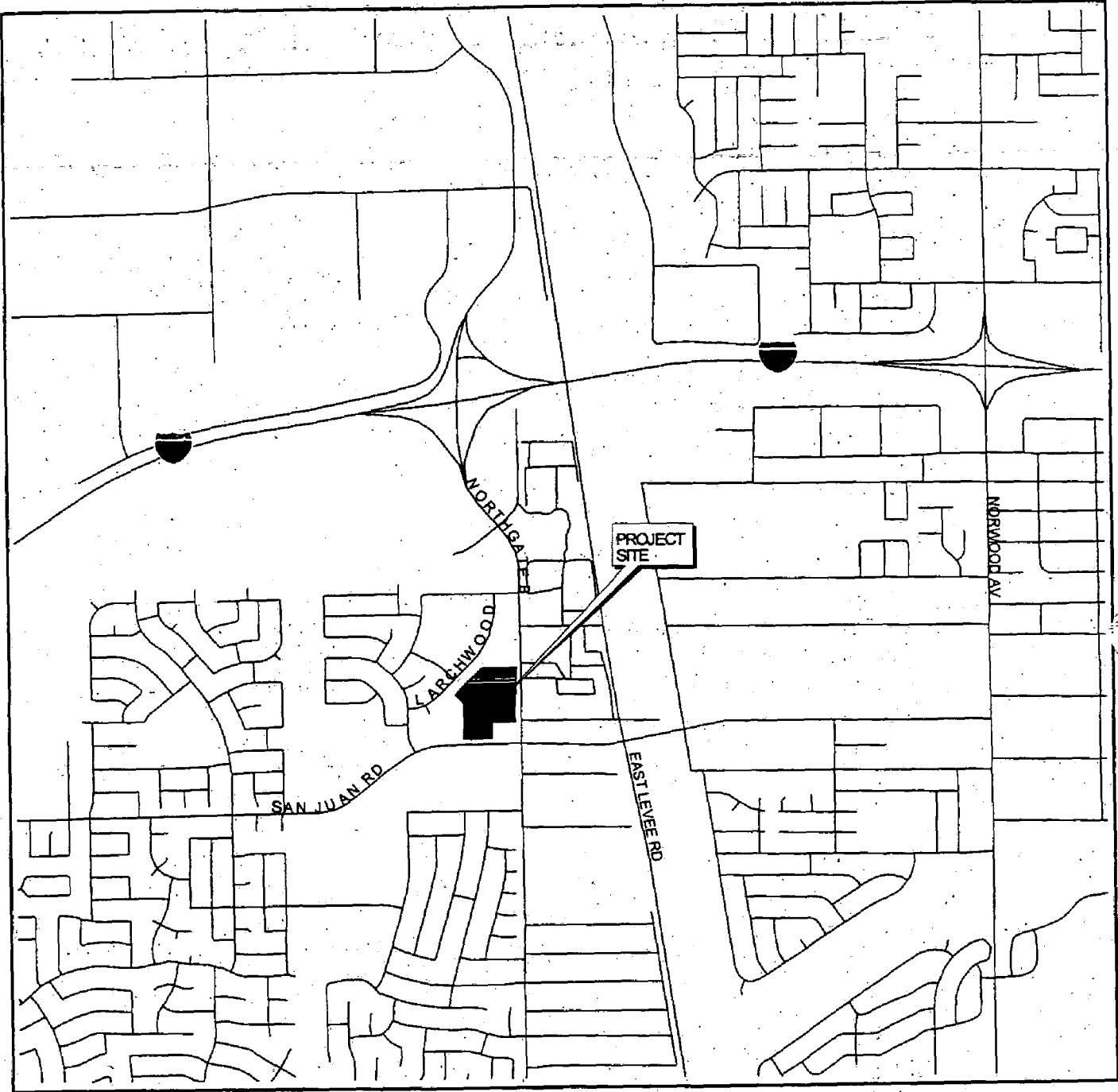
61. **Type of water supply.** Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. CFC 903.3
62. **Required installations.** The location, number and type of fire hydrants connected to a water 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.
63. **The location, screening and orientation of the loading dock shall be to the satisfaction of Planning staff prior to issuance of a building permit. (Amended by CPC 11/16/00)**
64. **The front elevation shall be enhanced with the following: 1) incorporate more glass on the front of the Foods. Co. store; e.g. arch openings and under trellis; 2) proposed color scheme for the entire shopping center shall be reviewed and approved by Planning staff; 3) colors shall enhance the entire building base and be vibrant, e.g. terra cotto base and sand top with red tile roof; 3) all elevation modifications shall be reviewed and approved by Planning staff prior to issuance of building permits. (Amended by CPC 11/16/00)**
65. **The southeast and northeast corner elevations of buildings A and B shall be modified to include the following: (lower the soffit to the head of the window or increase the glass area to fill space up to the soffit). The modification shall be to the satisfaction of Planning staff prior to issuance of a building permit. (Amended by CPC 11/16/00)**


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

11-16-00
DATE (P00-053)
attachments

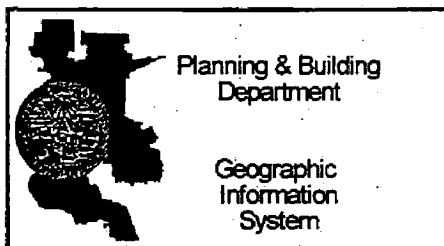
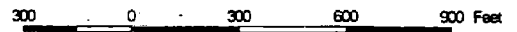
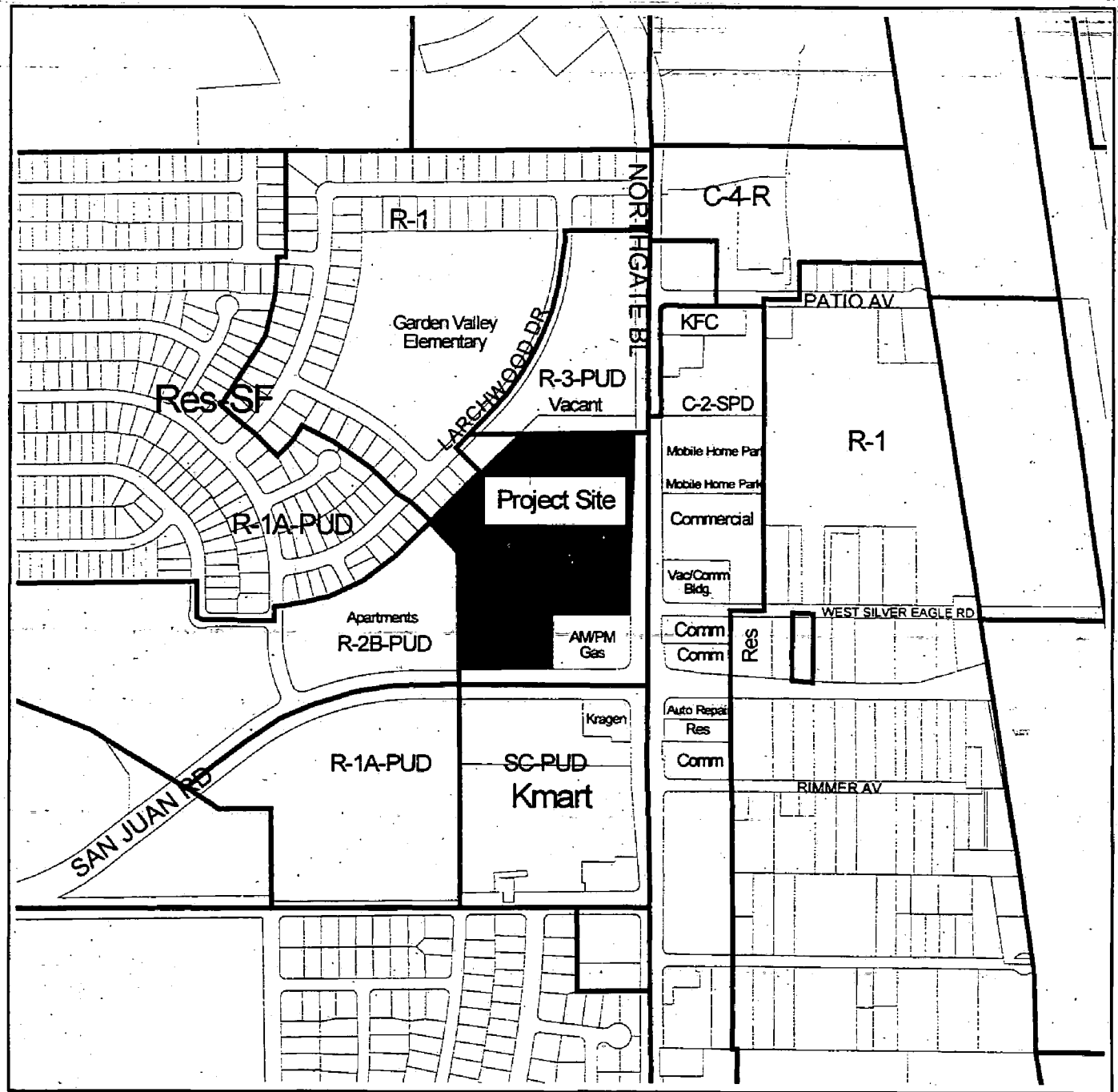


Planning & Building
Department

Geographic
Information
System

Vicinity Map
P00-053





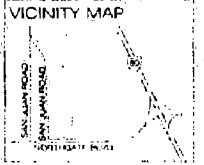
Land Use & Zoning
P00-053



APARTMENTS

FOODS CO. SACRAMENTO

BLDG AREA: 77,402 SF
 PARKING REQUIRED: 294 STALLS (252 SF/CAR)
 PARKING PROVIDED: 396 STALLS (1195 SF/CAR) 10 HANDICAP STALLS
 SITE AREA: 8.77 ACRES (EXCLUDES STATION & FUTURE PADS)
 LAND/BUILDING RATIO: 3.94 : 1
 LANDSCAPE AREA: 47,788 SF (12.5% COVERAGE)



SAN JUAN ROAD

RESIDENTIAL

LARCHWOOD DRIVE

FUTURE PAD

SHOPS BLDG "A"
8,000 SF

FOODS CO
57,402 SF

SHOPS BLDG "B"
12,000 SF

EXISTING STATION
(NOT A PART)

AM
PM

311

FUTURE PAD

Pedestrian Walk to vacant lot

NORTHGATE BOULEVARD

ATTACHMENT S-C

S. ... / ...

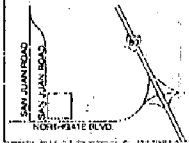


FOODS CO, SACRAMENTO

0 30 60 140

SCALE: 1"=30'

VICINITY MAP



LARCHWOOD DRIVE
RESIDENTIAL

Medium height flowering shrubs under Redwoods along planter walls from building pads

Rear Perimeter Line Evergreen Trees (Redwoods at 15 ft spacing per City Requirement)



Medium height flowering shrubs

Tall screening hedge at both perimeter along entry drive (this site)

SAN JUAN ROAD

Learn treatment with medium height shrubs along hedges to screen undeveloped pad

FUTURE PAD

SHOPS BLDG "A"
6,000 SF

FOODS CO
57,402 SF
2111 N. NORTHGATE BLVD. SUITE 100-1000
95825-9174

SHOPS BLDG "B"
11,000

Pedestrian Walk to vacant lot

Landscape Legend:

- Parking Lot Canopy Tree
Fraxinus 'Rose Hill' (Rose Hill Ash)
- Parking Lot Isle Tree
Celtis occidentalis (Common Hackberry)
- Frontage Canopy Tree
Acer platanoides (Norway Maple)
- Entry Accent tree
Lagerstroemia 'Tuscarora' (Standard Crape Myrtle)
- Rear Perimeter Evergreen Tree
Sauquoia sempervirens 'Aptos Blue' (Coast Redwood)

Preliminary Plant List:

- Tree**
- Acer platanoides* (Norway Maple)
 - Celtis occidentalis* (Common Hackberry)
 - Fraxinus 'Rose Hill'* (Rose Hill Ash)
 - Lagerstroemia 'Tuscarora'* (Crape Myrtle)
 - Sauquoia sempervirens 'Aptos Blue'* (Coast Redwood)
- Accent Plantings**
- Campanula medium* (Any of the ones)
 - Dianthus barbata* (Forenight Lily)
 - Ligularia borealis* (Snake's Head)
 - Hemerocallis* species (Daylily)
- Shrub**
- Abies* species (Abies)
 - Arctostaphylos* species (Manzanita)
 - Berberis* species (Barberry)
 - Ceanothus 'Carmel Creeper'* (Wild Lace)
 - Cistus* species (Cistus)
 - Eucalyptus* species (Caneberry)
 - Grevillea* species (Grevillea)
 - Myrica californica* (Pacific Wax Myrtle)
 - Nerium oleander* (Oleander)
 - Photinia fraseri* (Photinia)
 - Neocoma species* (Sage Orange)
 - Rhododendron* species (India Hawthorn)
 - Rosa Woodland Scarlet* (Woodland bush rose)
 - Syringa comptonii* (Syringa)
- Medium Screening Shrub**
- Eucalyptus* species (Eucalyptus)
 - Euonymus japonicus* (Emerald Green Euonymus)
 - Ligularia japonica* (Tall variety) (Wax Leaf Plant)
- Vine**
- Celastrum scandens* (Climbing Jasmine)
 - Solanum jasminoides* (Potato Vine)
- Ground cover**
- Arctostaphylos 'Vine Land'* (Kernbunch)
 - Cortaderia 'Lowland'* (Coloquander)
 - Thymelaeopsis plum-nodosa* (Star Jasmine)
 - Vinca major* (Dwarf Vinca)
- Soil Layer along Frontage**
- Heart leaf Fescue Blend sod rolls

EXISTING STATION (NOT A PART)

AM PM

Proposed Corner Element

SHADE CALCULATIONS:

AREA OF PARKING LOT: 180,000 SQ. FT.
(90% AVAILABLE TRUCK DELIVERY AREA REAR OF FOODS CO BLDG.)

TREE CANOPIES: 89,862 SQ. FT.

5% OF BACKWASH FROM CANOPIES IN PAVEMENT

35% CANOPY TREES (ACER, CELTIS, FRAXINUS) = 4625 SF PER TREE
100% CANOPY - 10 TREES = 87,340 SF
50% CANOPY - 18 TREES = 12,862 SF
10% CANOPY - 18 TREES = 8,197 SF

70% FT. CANOPY TREES (LAGERS, IRONWOOD) = 314 SF PER TREE
100% CANOPY - 4 TREES = 1,256 SF
50% CANOPY - 8 TREES = 1,256 SF

IRRIGATION NOTE:
ALL PLANTINGS SHALL BE WATERED BY A FULLY AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM

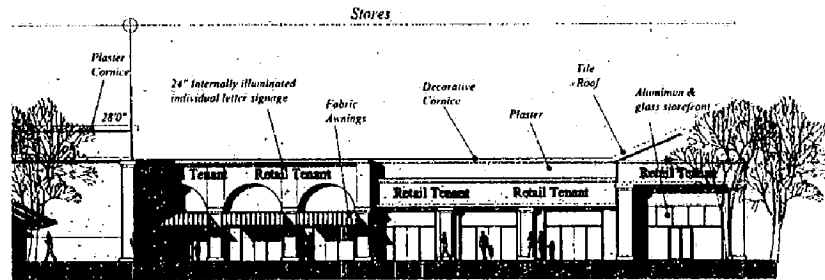
NORTHGATE BOULEVARD

ATTACHMENT 5-D

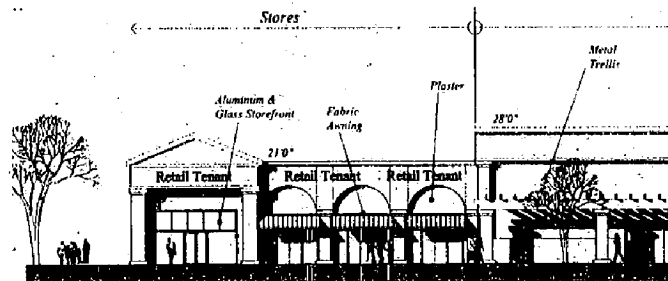


LI
Date: 10/23/00

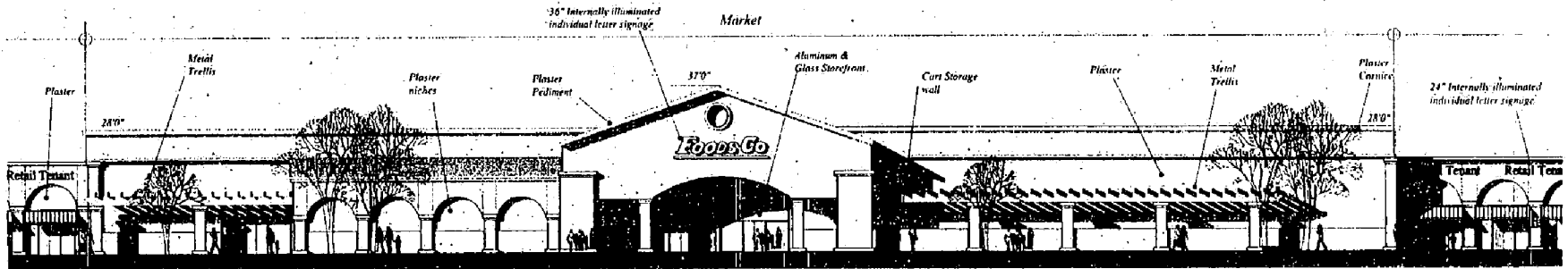
84



East Elevation
Stores B
1" = 10'



East Elevation
Stores A
1" = 10'



East Elevation
Market
1" = 10'

NATOMAS GARDENS

Note: All rooftop mechanics & equipment to be screened from view.

November 16, 2000

Bridgette Williams
City of Sacramento,
Dept. of Planning Building
1231 I Street Suite 300
Sacramento, CA 95814-2904

Re: Public Notice P00-053 Natomas Gardens Shopping Center PUD

Dear Ms. Williams,

As a resident of the adjacent neighborhood, and an architect who has been involved in the Natomas Community since 1986, I would like to offer a couple of important concerns regarding the development of this parcel.

First I would like to ask that the amount of landscaping be increased within the interior parking lot, since the landscaped frontage is being reduced by 25'. A sea of asphalt is not going to draw a pedestrian from the street into the FoodsCo shopping center, even if it is 25' closer to that street. Let's make this an attractive project with ample shade-providing trees and groundcover.

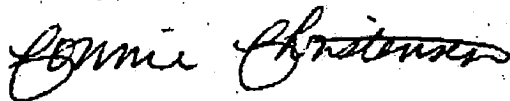
Second, it is important that this type of low-level service grocery have a sufficient number of shopping cart corrals, as the parking lot becomes strewn with run-away carts that damage parked vehicles. This is a major problem at the existing FoodsCo parking lot, and my car was one of the damaged ones. I see none shown on the site plan, there should be at the very least one corral on every other aisle of parking. Remember, there will not be any grocery baggers assisting shoppers with carts at this type of store.

Third, atmospheric light pollution at night has become a growing issue in our neighborhood since the Walmart-Home Depot power center at Truxel & I-80. I would implore the board to require this development, and all future developments, install building and parking lot lighting that does not scatter beyond the areas it is intended to illuminate. I am well aware of the security issues, and agree that adequate illumination is desirable, however, there are fixtures designed to direct light without scatter and diffraction. Please request them as a condition of approval.

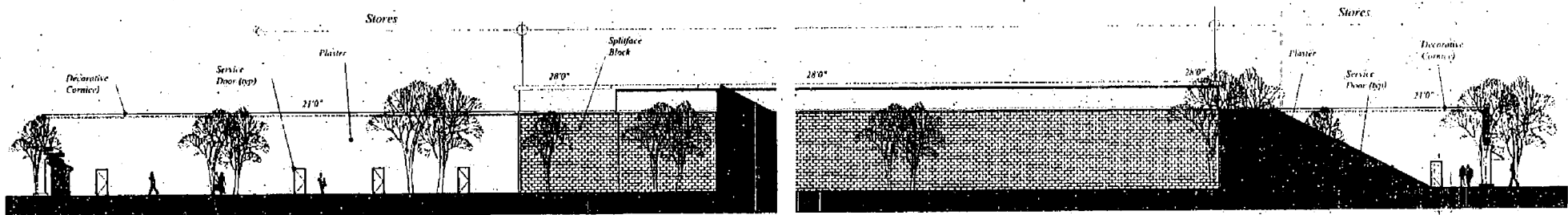
Finally, materials should be of good quality and durability. While split faced block is durable, it is not particularly attractive and I would ask that other materials such as tile and stone be included in the finished surfaces. Also, fabric canopies are a very poor choice for a shopping center such as this, and painted metal canopies should be used instead.

I wish there had been more time for review and comment on this project. The staff report was not available until November 13th, and I have not had time to discuss this project with my neighbors as I would have liked to. Thank you however, for taking my comments.

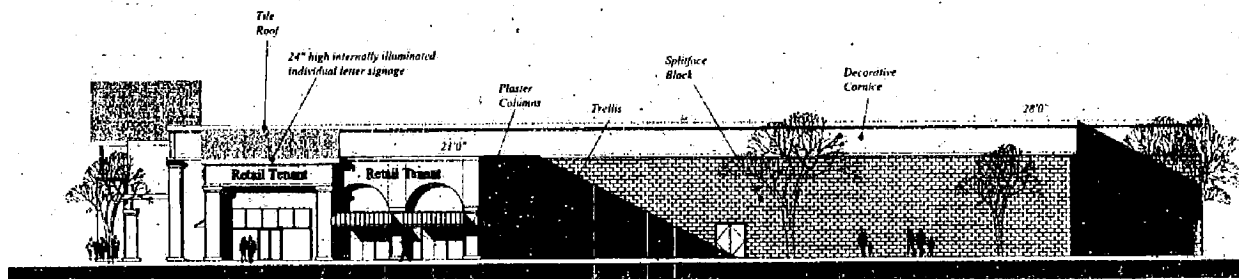
Sincerely,



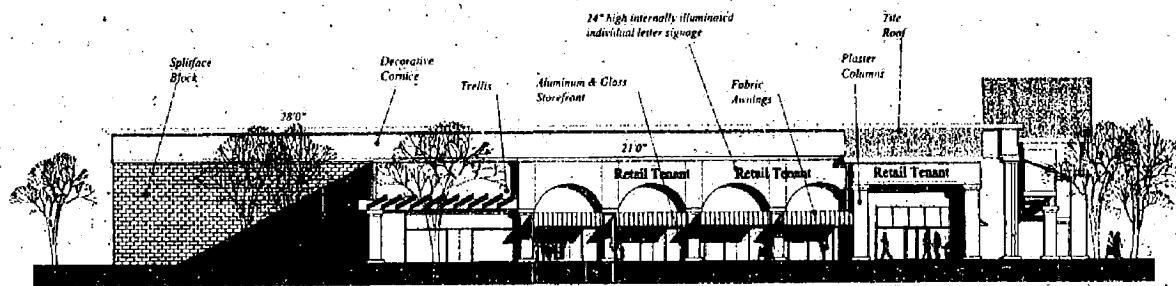
Connie Christensen
3567 Rancho Vista Way
Sacramento, CA 95834
Tel. (916)923-5356



West Elevation
Market
1" = 10' 0"



North Elevation
Stores B
1" = 10' 0"



South Elevation
Stores A
1" = 10' 0"

NATOMAS GARDENS

Note: All roofing, mechanical, and equipment to be screened from view.

#3

Planning Commission 11/16/00

Ladies and Gentlemen of the Planning Commission:

Due to a scheduling conflict, I regret that I can not be present at tonight's hearing addressing the proposal before you regarding the approval of the shopping center and anchor tenant of Food's Co. to be located at the corner of San Juan Road and Northgate Blvd. I would like to submit the following for consideration.

As a long standing Broker of the largest real estate office in the region, I have personally seen the effect on property values in the tracts of homes located north of Potomac Avenue on Northgate Blvd. and the Kaufman and Broad tract surrounding Garden Valley Elementary School adjacent to the parcel in question. Over a ten year period, there has been a negative impact to homeowners by not having that parcel realize its goal of a grocery store on this convenient site. Many people stated their frustration when selling that the area had become over managed by the city and thus stagnated from a lack of services that were willing to come to the area but consistently thwarted.

Opponents argue that the loss of the older store hurts pedestrian traffic of the customers adjacent to the lower Northgate location. I would submit that this group of customers is a small fraction of the overall customer base and even if the argument follows that they are indeed important, that there are denser populations in the neighborhoods and trailer parks surrounding the new property that would enjoy such a feature in walking to a grocery store larger than a small liquor or convenience store.

If you have visited the two other existing grocery stores, Bel Air Markets and Albertson's, respectively you would realize the congestion and overimpact from the current region's shopping needs. The older Northgate site does not currently draw residents to it as an alternative but I believe the new, expanded, and updated store would, giving Natomas and Northgate residents a broader choice in obtaining groceries with more "consumer friendly" options for them in the area.

Finally, please take into consideration that should the older store closing be realized, that the location is growing in demand as a destination due to the Arden Garden Connector and increased use of Northgate Blvd. as an egress from downtown to the north area. I am confident that the opponents will eventually be pleased with the end results when the free market is allowed to prosper openly in our long ignored area.

Please do not stop the progress of a new and exciting store by clinging to the failed business practices of the old.

Respectfully submitted,



Carl Olson

Riverpoint Realty, 1620 W. El Camino Ave. #150, Sacramento, CA 95833