



12.1

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

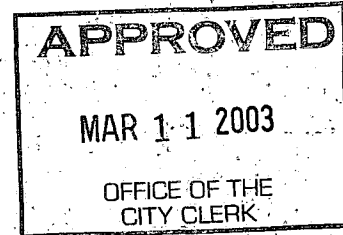
PLANNING DIVISION

PLANNING  
916-264-5381  
FAX 916-264-5328

February 26, 2003

City Council  
Sacramento, California

Honorable Members in Session:



**SUBJECT: APPEAL OF FRIEDMAN RETAIL (P01-104)**

- A. Environmental Determination:** Mitigated-Negative Declaration;
- B. Mitigation Monitoring Plan;**
- C. General Plan Amendment** amending 0.35 acres from Low Density Residential to Community Neighborhood Commercial & Offices;
- D. Community Plan Amendment** amending 0.15 net acres from Low Density Residential and 0.2 net acres Medium Residential to Village Commercial and 0.34 net acres from Low Density Residential to Medium Density Residential;
- E. Rezone** of 0.15 net acres of R-1 PUD and 0.2 net acres of R-1A PUD to C-2 PUD and 0.34 net acres of R-1 PUD to R-1A PUD;
- F. PUD Guidelines Amendment** modifying the Neighborhood Commercial building section of the Gateway West and Cambay West PUD for parking from a ratio of 1:500 to 1:250 consistent with the Zoning Ordinance; and
- G. PUD Schematic Plan Amendment** establishing approximately 108,400± square feet of shopping center and gas station uses on the Village Commercial portion of the Gateway West PUD Schematic Plan.
- H. Tentative Map** to subdivide one parcel into three parcels and to move the parcel line on nine (9) parcels; and
- I. Special Permit** to construct four retail buildings totaling 99,000 gross square feet.

**LOCATION AND COUNCIL DISTRICT:** South of Arena Boulevard, west of Duckhorn Drive and east of Stemmler Drive. (APNs: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 & 020), North Natomas Community Plan, Natomas Unified School District, Council District 1

**RECOMMENDATION:** Staff recommends the City Council remand the revised project back to the City Planning Commission for review and action.

**CONTACT PERSONS:** Greg Bitter, Associate Planner, 264-7816  
David Kwong, Senior Planner, 264-2691

**FOR COUNCIL MEETING OF:** March 11, 2003 (evening)

**SUMMARY:** The applicant's original request included various entitlements to develop 108,400± square feet of shopping center and gas station uses on the Village Commercial portion of the Gateway West PUD Schematic Plan. The City Planning Commission acted on the project on December 12, 2002, as described below. Subsequent to the Planning Commission action, the project was appealed by the West Natomas Community Association, the Natomas Community Association, the River Oaks Community Association, and the Natomas Business Association based upon a failure to comply with the California Environmental Quality Act (CEQA) and inconsistency with the North Natomas Community Plan. Since the appeal was filed, staff has been working with the appellants to address their concerns. During this time, the applicant has also been working with potential anchor tenants to refine the overall site plan.

Recently the applicant has notified staff that a new project design will be forthcoming. On February 25, 2003, staff reviewed a preliminary revised design. Based upon an evaluation of the revised site plan, staff determined that the changes were significant enough to warrant a remand back to Planning Commission for their re-evaluation. The applicant has agreed to a remand back to Planning Commission. The revised proposal will result in changes to the entitlements, including changes to the tentative map, the site plan, and building elevations. In addition, the applicant will be seeking a special permit approval for the entire project site, rather than for the main shopping center buildings as requested in the previous entitlement.

The remanding of this project, back to the Planning Commission, will render the appeal moot as it allows for the re-hearing of all entitlements, including the tentative map and special permit.

**COMMITTEE/COMMISSION ACTION:** The project was heard by the Planning Commission on November 14, 2002. Testimony presented at the November 14 meeting indicated there had been a lack of communication between the applicant and affected members of the community, regarding the proposal. Subsequently, the Planning Commission voted to continue this item to the December 12, 2002 meeting.

On December 12, 2002, the Planning Commission voted (seven ayes, zero noes) to ratify the Mitigated Negative Declaration, approve the Mitigation Monitoring Plan, approve the Tentative Map subdividing one parcel into three parcels and to move the parcel line on nine (9) parcels, and approve the Special Permit to construct four retail buildings totaling 99,000 gross square feet. The Planning Commission recommended approval of the General Plan Amendment, Community Plan Amendment, Rezone, and Gateway West and Cambay West Planned Unit Development Guidelines Amendment and Schematic Plan Amendment.

**BACKGROUND INFORMATION:**

- On December 12, 2002, the Planning Commission voted to forward the project to the City Council for final action.
- On December 23, 2002, the Planning Commission's actions were appealed by the West Natomas Community Association, the Natomas Community Association, the River Oaks Community Association, and the Natomas Business Association.
- On February 24, 2003, the applicant notified staff that a revised project would be submitted for consideration. Staff evaluation of the revisions resulted in a determination to recommend the City Council remand the project back to the Planning Commission.

**FINANCIAL CONSIDERATIONS:**

This report has no fiscal implications.

**ENVIRONMENTAL CONSIDERATIONS:**

The revised project will be evaluated to determine if any changes to the environmental document are necessary.

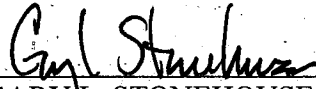
**POLICY CONSIDERATIONS:**

The revised project will be evaluated against the policies of the City's General Plan, North Natomas Community Plan, Strategic Plan and adopted Smart Growth Principals.

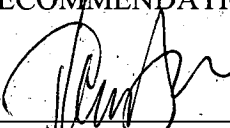
**ESBD CONSIDERATIONS:**

No goods or services are being purchased under this report.

Respectfully submitted,

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

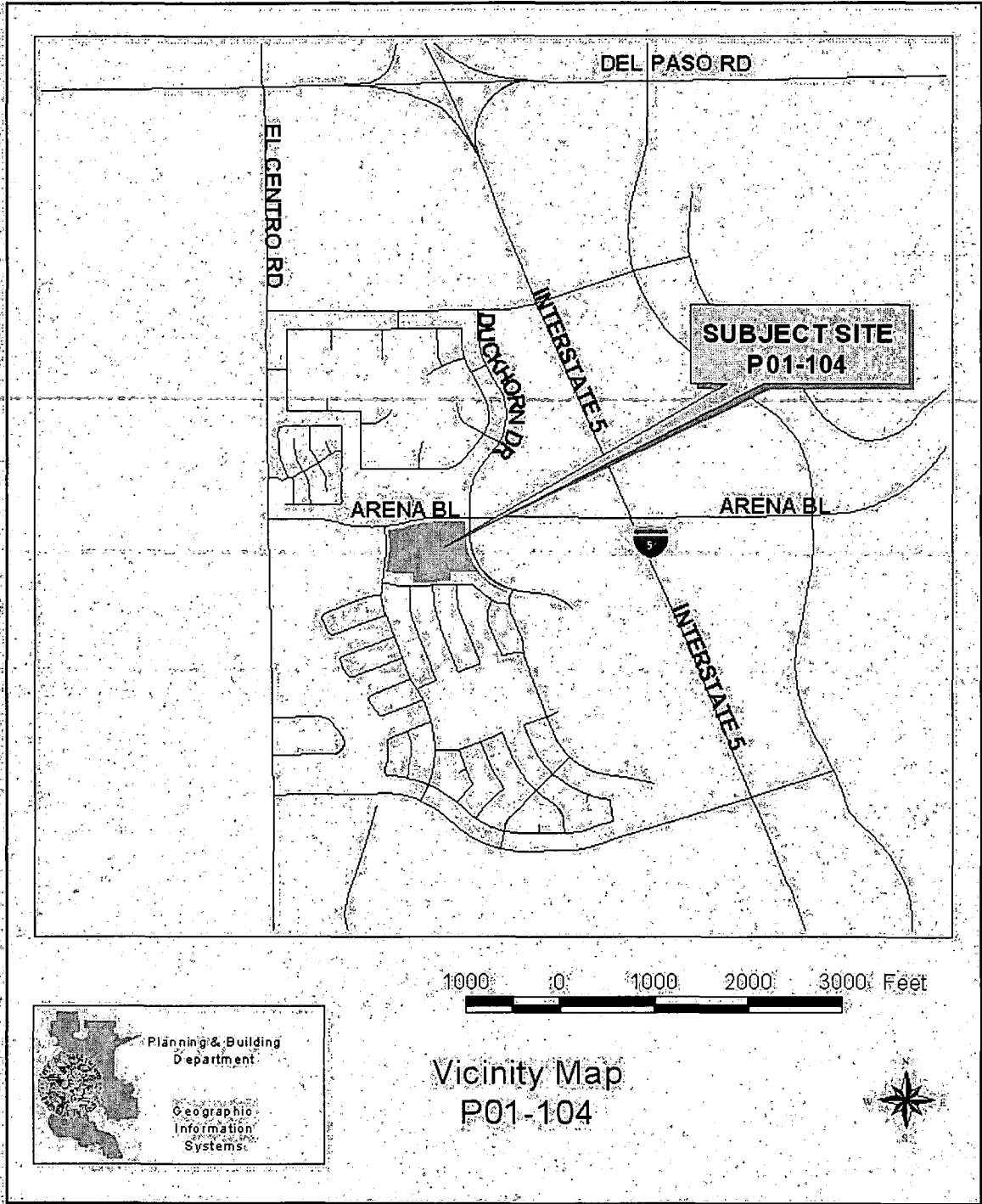
**RECOMMENDATION APPROVED:**

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

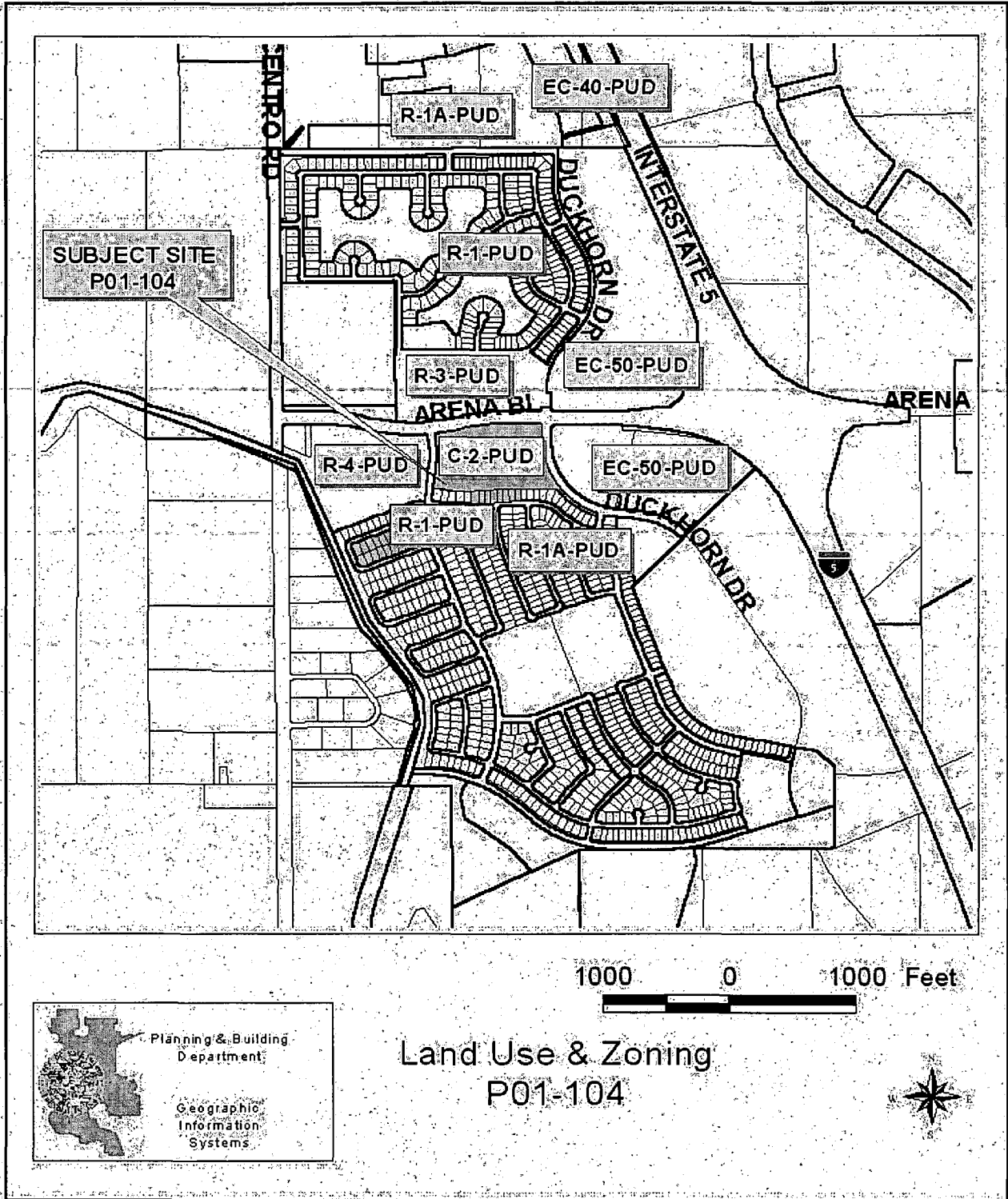
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ATTACHMENT A: VICINITY MAP



ATTACHMENT B: LAND USE AND ZONING MAP



ATTACHMENT C: ORIGINAL SITE PLAN

**LAND USE DISTRIBUTION**

BUILDINGS FOOTPRINT	108,402 SF	(21%)
SURFACE PARKING	244,841 SF	(47%)
LANDSCAPE AREA	148,402 SF	(29%)
SITE AREA	511,921 SF	

**TABULATION**

TOTAL SITE AREA	(511,921 SF)	11.38 ACRES
BUILDING AREA		
MAJOR A	55,000 SF	
MAJOR B	20,000 SF	
SHOPS	24,000 SF	
PAD	4,500 SF	
GAS STATION	2,900 SF	
TOTAL BUILDING AREA	108,402 SF	

**PARKING SUMMARY**

**RETAIL (MAJOR A, MAJOR B AND SHOPS)**

Parking Required		
Total Parking Required (99,200 SF Total)		
(1 space / 250 SF per Sac. City Zoning Code)		394
Compact Spaces Allowed (40%)		156
HC Spaces Required		9
Regular HC (7)		
Van Accessible (2)		
Parking Shown		
Regular Spaces Shown	348	
Compact Spaces Shown (17%)	77	
HC Spaces Shown	12	
Regular HC (10)		
Van Accessible (2)		
Total Vehicular Parking Spaces Shown (4,4/1000 SF)	437	

**PAD 1**

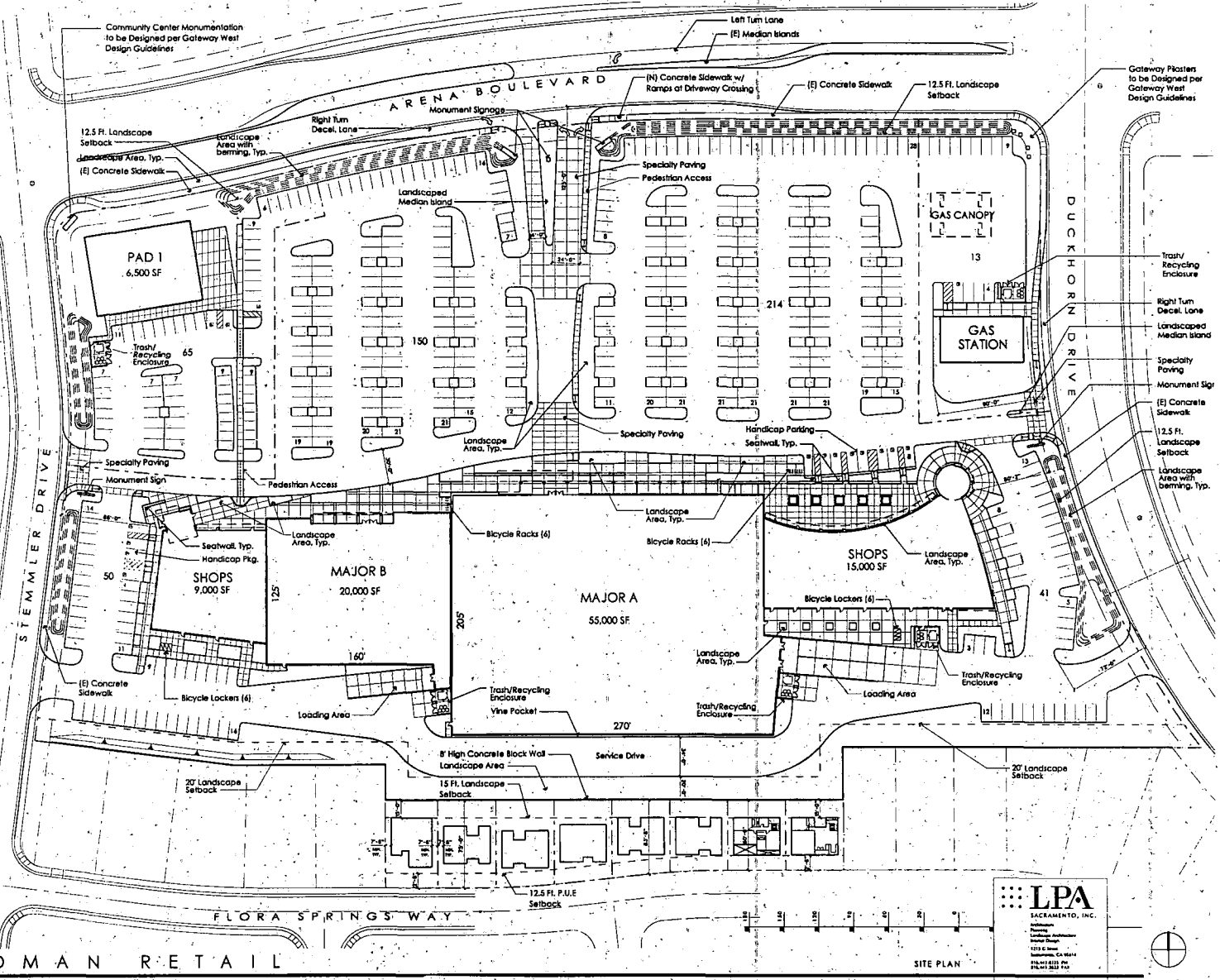
Parking Required		
Total Parking Required (1 space / 3 Seater)		65
Compact Spaces Allowed (40%)		25
HC Spaces Required		3
Regular HC (2)		
Van Accessible (1)		
Parking Shown		
Regular Spaces Shown	44	
Compact Spaces Shown (12%)	18	
HC Spaces Shown	3	
Regular HC (2)		
Van Accessible (1)		
Total Vehicular Parking Spaces Shown	45	

**GAS STATION**

Parking Required		
Total Parking Required (1 space / 350 SF)		12
Compact Spaces Allowed (40%)		5
HC Spaces Required		0
Regular HC (0)		
Van Accessible (0)		
Parking Shown		
Regular Spaces Shown	12	
Compact Spaces Shown (0%)	0	
HC Spaces Shown	0	
Regular HC (0)		
Van Accessible (0)		
Total Vehicular Parking Spaces Shown	12	

**BICYCLE PARKING**

Bicycle Parking Required (1/20 req of vehicular spaces)		24
Class 1		12
Class 2 or 3		12
Bicycle Parking Shown		
Class 1		24
Class 2 or 3		12



FRIEDMAN RETAIL  
 SACRAMENTO, CALIFORNIA

P01-104 (Friedman Retail)  
 REVISED PLANS  
 RECEIVED 6/7/02

06.06.02

**LPA**  
 SACRAMENTO, INC.  
 1219 G Street  
 Sacramento, CA 95811  
 916-441-8115 Fax  
 916-441-2614



SITE PLAN

12.1

THIS ITEM WILL CONTINUE

TO

MARCH 4, 2003

[TRETHERWAY]

12.1

THIS ITEM WILL CONTINUE

TO

FEB. 18, 2003 AT 7:00 P.M.

[TRETHERWAY]



12.1  
2.2

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 2/6/03

PLANNING  
916-264-5381  
FAX 916-264-5328

January 8, 2003

City Council  
Sacramento, California

CONTINUED  
FROM 2/6/03  
TO 2/18/03

Honorable Members in Session:

CONTINUED  
FROM 2/18/03  
TO 3/4/03

**SUBJECT:** FRIEDMAN RETAIL DEVELOPMENT P01-104

**LOCATION AND COUNCIL DISTRICT:** Located South of Arena Boulevard, east of Duckhorn Drive and west of Stemmler Drive. (APNs: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 & 020), North Natomas Community Plan, Natomas Unified School District, Council District 1.

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued February 4, 2003.

**CONTACT PERSON:** Greg Bitter, Associate Planner, 264-7816

**FOR COUNCIL MEETING OF:** January 23, 2003

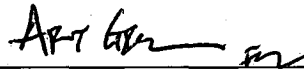
**SUMMARY:**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32

**BACKGROUND INFORMATION:**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,

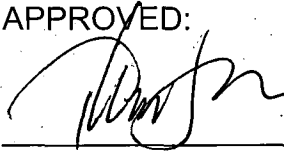


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GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:  
ROBERT P. THOMAS  
CITY MANAGER

APPROVED:



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TOM LEE, DEPUTY CITY MANAGER

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.35 ACRES CONSISTING OF 0.15± NET ACRES OF STANDARD SINGLE FAMILY (R-1) PLANNED UNIT DEVELOPMENT (PUD) AND 0.2 NET ACRES OF SINGLE-FAMILY ALTERNATIVE (R-1A) PLANNED UNIT DEVELOPMENT (PUD) TO GENERAL COMMERCIAL (C-2) PLANNED UNIT DEVELOPMENT (PUD) AND 0.34 NET ACRES OF STANDARD SINGLE FAMILY (R-1) PLANNED UNIT DEVELOPMENT (PUD) TO SINGLE-FAMILY ALTERNATIVE (R-1A) PLANNED UNIT DEVELOPMENT (PUD) LOCATED IN THE GATEWAY WEST PUD, SOUTH OF ARENA BOULEVARD, WEST OF DUCKHORN DRIVE AND EAST OF STEMLER DRIVE, SACRAMENTO, CALIFORNIA.**

(APN: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 & 020)  
(P01-104)

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

## SECTION 1

The attached Exhibit 1 describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute 0.35 acres consisting of 0.15± net acres of Standard Single-Family (R-1) Planned Unit Development (PUD) and 0.2 net acres of Single-Family Alternative (R-1A) Planned Unit Development (PUD), are hereby removed and placed into the General Commercial (C-2) Planned Unit Development zone and 0.34 net acres of Standard Single-Family (R-1) Planned Unit Development (PUD) are hereby removed and placed into the Single-Family Alternative (R-1A) Planned Unit Development (PUD) zone for:

APNs: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 & 020

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P01-104

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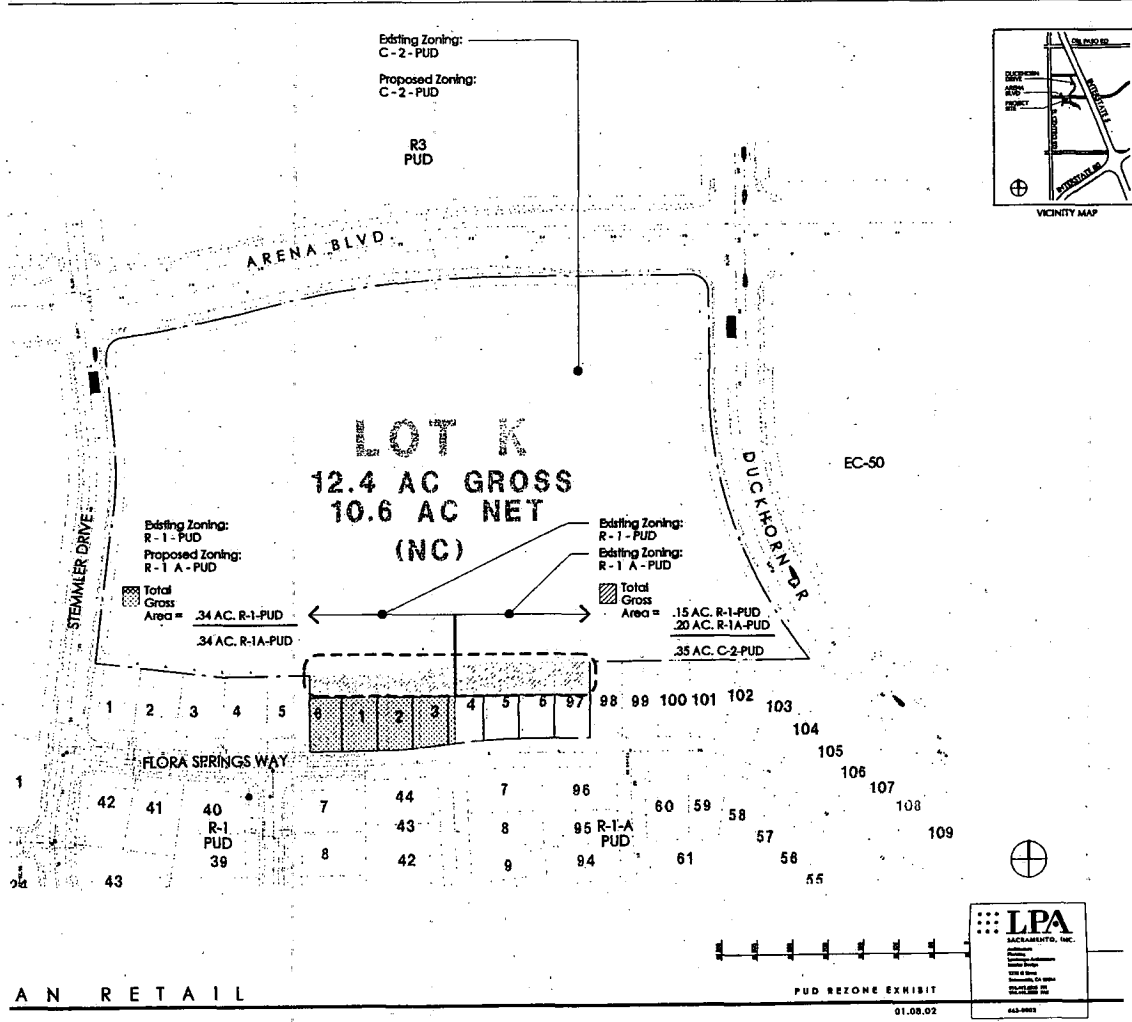
**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

4

**EXHIBIT 1 - REZONING EXHIBIT**



**FOR CITY CLERK USE ONLY**

ORDINANCE NO.:

DATE ADOPTED:

6

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

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(APN: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 & 020)  
(P01-104)

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APNs: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 & 020

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P01-104

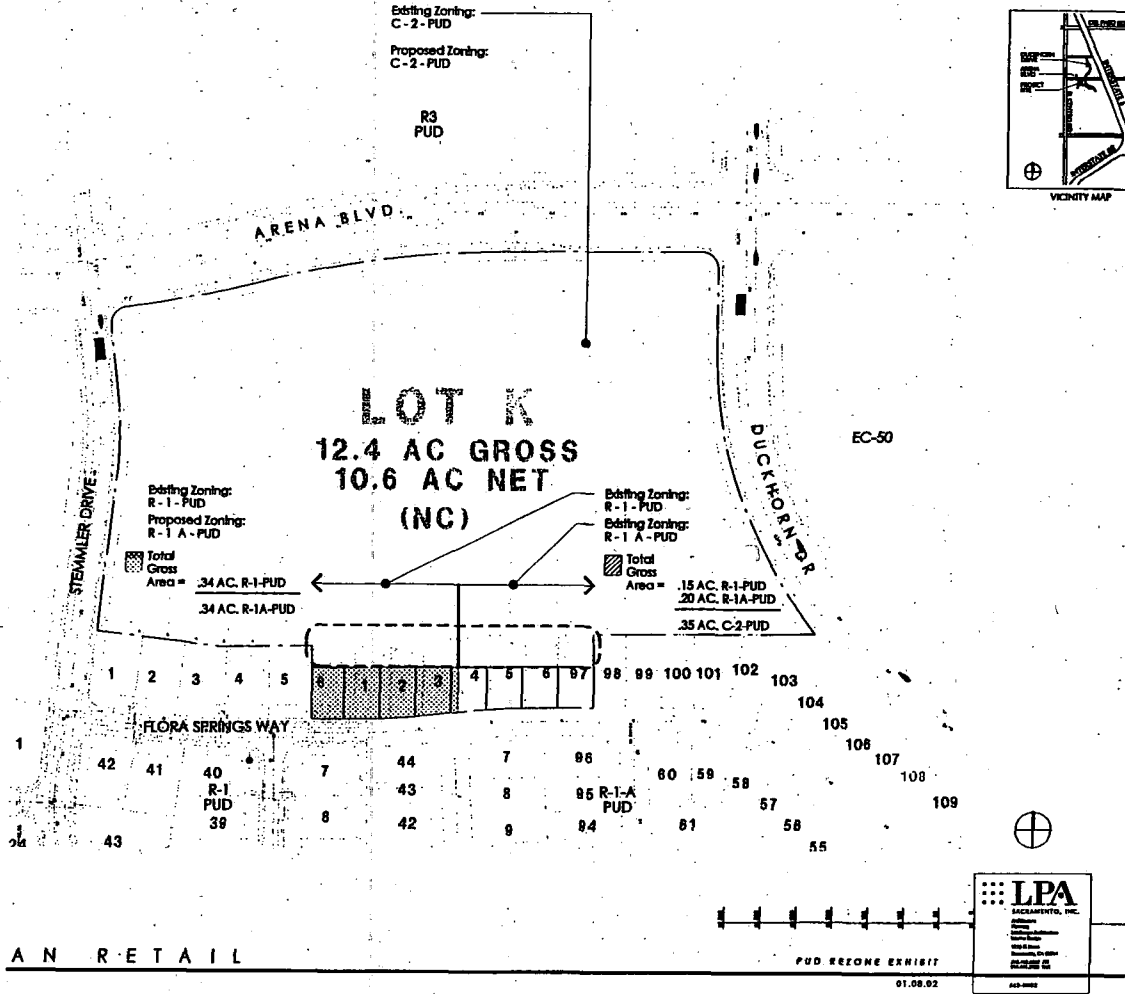
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***FOR CITY CLERK USE ONLY***

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**EXHIBIT 1 - REZONING EXHIBIT**



**FOR CITY CLERK USE ONLY**

ORDINANCE NO.:

DATE ADOPTED: