



3.9

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

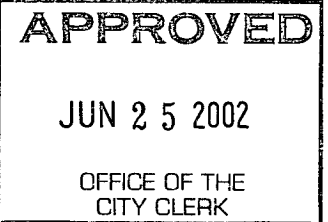
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-2381
FAX 916-264-5328

June 10, 2002

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: Gateway Oaks Center (P02-002)

A. Environmental Determination: Categorical Exemption (Sections 15303, 15305 and 15311);

B. Planned Unit Development Guidelines Amendment to reduce building and landscape setbacks and to change the signage regulations within the Metropolitan Center Planned Unit Development;

C. Planned Unit Development Schematic Plan Amendment to reconfigure land uses and to allocate 9,700 square feet of commercial use to the Gateway Oaks Center Schematic Plan within the Metropolitan Center Planned Unit Development;

LOCATION AND COUNCIL DISTRICT: East side of Gateway Oaks Drive,
south of West El Camino Avenue.
APN: 225-1010-009, 225-1010-010
South Natomas Community Plan
Natomas Unified School District
Council District 1

RECOMMENDATION: Planning Commission and staff recommend that the City Council:

- A. Adopt the attached resolution approving the Metropolitan Center Planned Unit Development Schematic Plan and Development Guidelines amendment.

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

FOR COUNCIL MEETING OF: June 25, 2002 (afternoon)

SUMMARY: The applicant proposes to construct two one-story commercial buildings totaling 9,700± square feet on two parcels totaling 1.28± acres within the Metropolitan Center Planned Unit Development (PUD). The proposal includes a request to modify the Metropolitan Center PUD Guidelines to reduce the building and landscaping setbacks from 50 feet to 25 feet and to increase the number of allowed building attached signs in the Shopping Center Zone from one sign per tenant to two signs per tenant, and to modify the Gateway Oaks Center Schematic Plan within the Metropolitan Center PUD by reconfiguring land uses in order to allocate 9,700 square feet of commercial use.

COMMITTEE/COMMISSION ACTION: On June 6, 2002, the Planning Commission voted unanimously (six ayes, zero noes) to find the project exempt from environmental review pursuant to Sections 15303, 15305 and 15311 of the CEQA Guidelines, approved the Special Permit to construct 9,700 square feet of commercial buildings, and approve the Special Permit to reduce the required parking spaces. The Commission also recommended approval to forward to the City Council the Metropolitan Center Planned Unit Development Guidelines and Schematic Plan amendment.

BACKGROUND INFORMATION:

- The proposed project will result in two one-story commercial buildings consisting of 3,700± square feet and 6,000± square feet respectively. The primary uses of the buildings will be retail and restaurant.
- The proposed PUD Guidelines Amendment to reduce landscape and building setbacks within the Metropolitan Center PUD will allow the proposed buildings to be located nearer the street, providing more street presence and improved pedestrian access from nearby office and residential uses and the adjacent transit stop.
- The proposed PUD Guidelines Amendment to increase the number of allowed building attached signs in the Shopping Center Zone, of the Metropolitan Center PUD, from one sign per tenant to two signs per tenant allows signage to be directed towards the public road to the west and the private road to the east. This amendment to the signage requirements of the PUD Guidelines are consistent with the City of Sacramento's Sign Ordinance, which allows two tenant signs in the Shopping Center (SC) zone.
- The project proposes to modify the Gateway Oaks Center Schematic Plan within the Metropolitan Center PUD by reconfiguring land uses in order to allocate 9,700 square feet of commercial use to the map. Currently, the project site is designated for the development of a 3,435 square foot fast food use and a 4,825 square foot financial use. The modified Schematic Plan will replace the fast food use with 3,700 square feet of commercial/restaurant use and the financial use with 6,000 square feet of commercial/restaurant use.
- The reallocation of square footage to the subject parcel does not cause the project to exceed the total allowable commercial square footage within the Metropolitan Center PUD. Of the original 111,000 square feet of commercial development allocated for Gateway Oaks Center, 50,949 square feet will remain for future development.
- The proposed commercial development is consistent with the surrounding uses and provides a high quality of design so as to create a desirable environment and compliment the adjacent office building and commercial uses.

FINANCIAL CONSIDERATIONS:

This report has no fiscal implications.

ENVIRONMENTAL CONSIDERATIONS:

The proposed project is exempt from environmental review pursuant to Sections 15303, 15305 and 15311 of the CEQA Guidelines

POLICY CONSIDERATIONS:

The proposed project is consistent with the General Plan designation of Regional Commercial & Office and is consistent with the proposed South Natomas Community Plan designation of Community Commercial.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The following Smart Growth principles apply to the proposed project:

- Providing a mix of land uses;
- Concentrating new development and targeting infrastructure investments within the urban core of the region;
- Fostering a walkable community;
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit; and

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above. The commercial project is located in an area designated for urbanized development, and the site is designed to be pedestrian friendly and easily accessible to transit.

Strategic Plan Implementation- The proposed project conforms with the City of Sacramento Strategic Plan, specifically the project conforms with the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods. The project also supports the City's goal to promote and support economic vitality by providing high quality building and site design that will be an asset to the South Natomas community, and will contribute to an overall positive quality of life in the area.

ESBD CONSIDERATIONS:

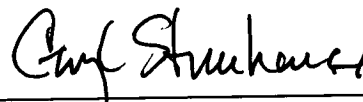
No goods or services are being purchased under this report.

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Land Use and Zoning Map

Attachment C: Site Plan

Attachment D: Pad A Elevations

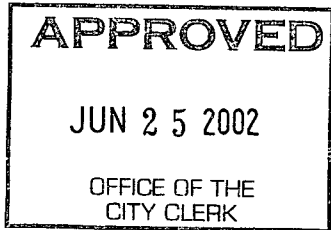
Attachment E: Pad B Elevations

Attachment F: Floorplans for Pads A and B

Attachment G: Landscape Plans

Attachment H: Voting Record from Planning Commission - June 6, 2002

Attachment I: Staff Report to Planning Commission - June 6, 2002



RESOLUTION NO. 2002-452

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION AMENDING THE METROPOLITAN CENTER PLANNED UNIT DEVELOPMENT GUIDELINES TO REDUCE BUILDING AND LANDSCAPE SETBACKS AND MODIFY SIGNAGE REGULATIONS AND TO RECONFIGURE LAND USES AND TO ALLOCATE 9,700 SQUARE FEET OF COMMERCIAL USE TO THE GATEWAY OAKS CENTER SCHEMATIC PLAN WITHIN THE METROPOLITAN CENTER PLANNED UNIT DEVELOPMENT ON 1.28± GROSS ACRES ON GATEWAY OAKS DRIVE, SOUTH OF WEST EL CAMINO AVENUE IN SOUTH NATOMAS, SACRAMENTO, CALIFORNIA
(P02-002) (APN 225-1010-009, 010)**

WHEREAS, the City Planning Commission conducted a public hearing on June 6, 2002, and recommended approval of the Metropolitan Center Planned Unit Development Guidelines and Schematic Plan amendment at the above described location;

WHEREAS, the City Council conducted a public hearing on June 25, 2002 to consider the amendment to the Metropolitan Center Planned Unit Development Guidelines to reduce building and landscape setbacks and modify signage regulations and the amendment to the Gateway Oaks Center Schematic Plan to reconfigure land uses and to allocate 9,700 square feet of commercial use. Based on documentary and oral evidence submitted, the City Council hereby finds:

1. The PUD amendments conform to the General Plan and the 1988 South Natomas Community Plan;
2. The PUD amendments continue to meet the purposes and criteria stated in Title 17, Zoning Code, in that the PUD facilitates mixed residential and business uses;
3. The PUD amendments will not be injurious to the public health, safety or welfare.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOW THEREFORE BE IT RESOLVED by the Council of the City of Sacramento that:

- A. The Planned Unit Development Guidelines is amended to reduce building and landscape setbacks and modify signage regulations as shown on the attached Exhibit 1.
- B. The Gateway Oaks Center Schematic Plan within the Metropolitan Center Planned Unit Development is amended to reconfigure land uses and to allocate 9,700 square feet of commercial use as shown on Exhibits 2 and 3, attached herein;

Mayor

ATTEST:

City Clerk

P02-002

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Metropolitan Center PUD Guidelines Amendment-Exhibit 1

From Page 10 of the Metropolitan Center PUD Guidelines

VI. BUILDING STANDARDS IN THE OFFICE BUILDING, GENERAL COMMERCIAL ZONE AND SHOPPING CENTER ZONES

Building Setbacks

STREET	BUILD- ING SET- BACK	LAND- SCAPED SETBACK
Freeway (measured from exterior right-of-way line)	100'	50' **
West El Camino, and Major Street in Metropolitan Center	50' <u>25</u>	50' <u>25</u>
Collector in Metropolitan Center	50' <u>25</u>	25'
All other public and private streets	25'	25'
Perimeter of properties abutting the Natomas Main Drain (contiguous to SC and OB zones)	--	20'

* ~~A 40' landscaped setback shall apply if the streets are posted with no parking signs.~~

** 50' landscaped setback refers to I-80 frontage only. The landscaped setback along I-5 is determined by the I-5 Scenic Corridor.

Setbacks shall be per these guidelines. Those setbacks not identified above shall be per the Zoning Ordinance.

Underlined text = addition

~~Stricken text~~ = deletion

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

VII. SIGN CRITERIA AND REGULATIONS

I. SC Shopping Center Zone

1. Shopping Center Identification Sign. Each of the two shopping center sites shall be allowed one monument sign, each sign not to exceed twelve feet in height and forty-eight square feet in area. Said monument signs shall face on West El Camino Avenue. A monument sign may be located in the setback area; however, it shall be located farther than ten feet from the public right-of-way and from any driveway.
2. Tenant Occupancy Signs
 - a. ~~One~~ Two attached signs indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of shop's width.
 - 2) Total vertical sign height shall not exceed twenty-four inches.
 - 3) Maximum letter height shall be limited to eighteen inches.
3. Motel/Hotel signage shall be addressed as part of the special permit application.

Underlined text = addition

~~Stricken text~~ = deletion

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

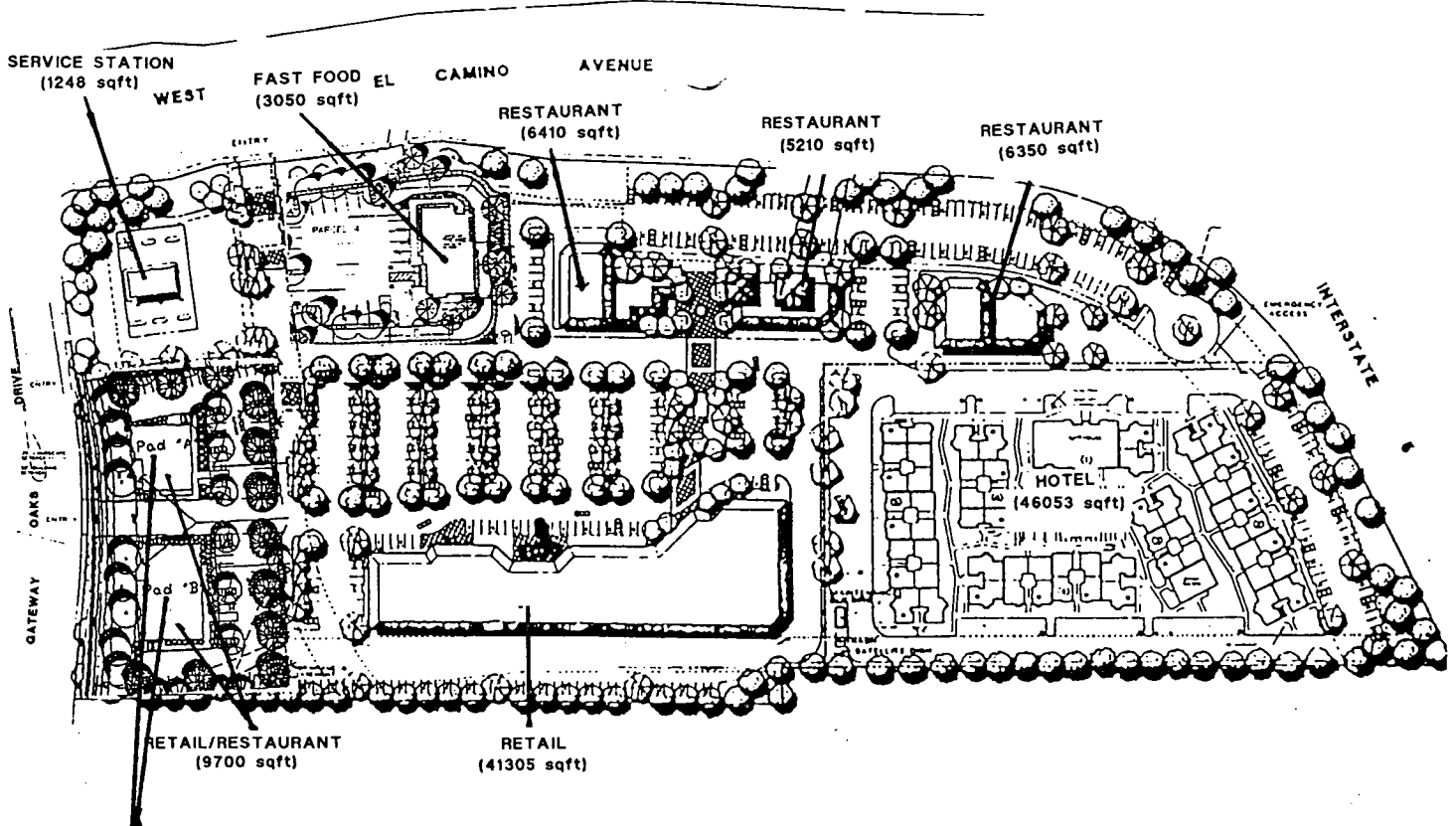
DATE ADOPTED: _____

Gateway Oaks Center Schematic Plan Amendment-Exhibit 2

METROPOLITAN CENTER PUD

GATEWAY OAKS CENTER

SCHEMATIC PLAN



SUBJECT SITE

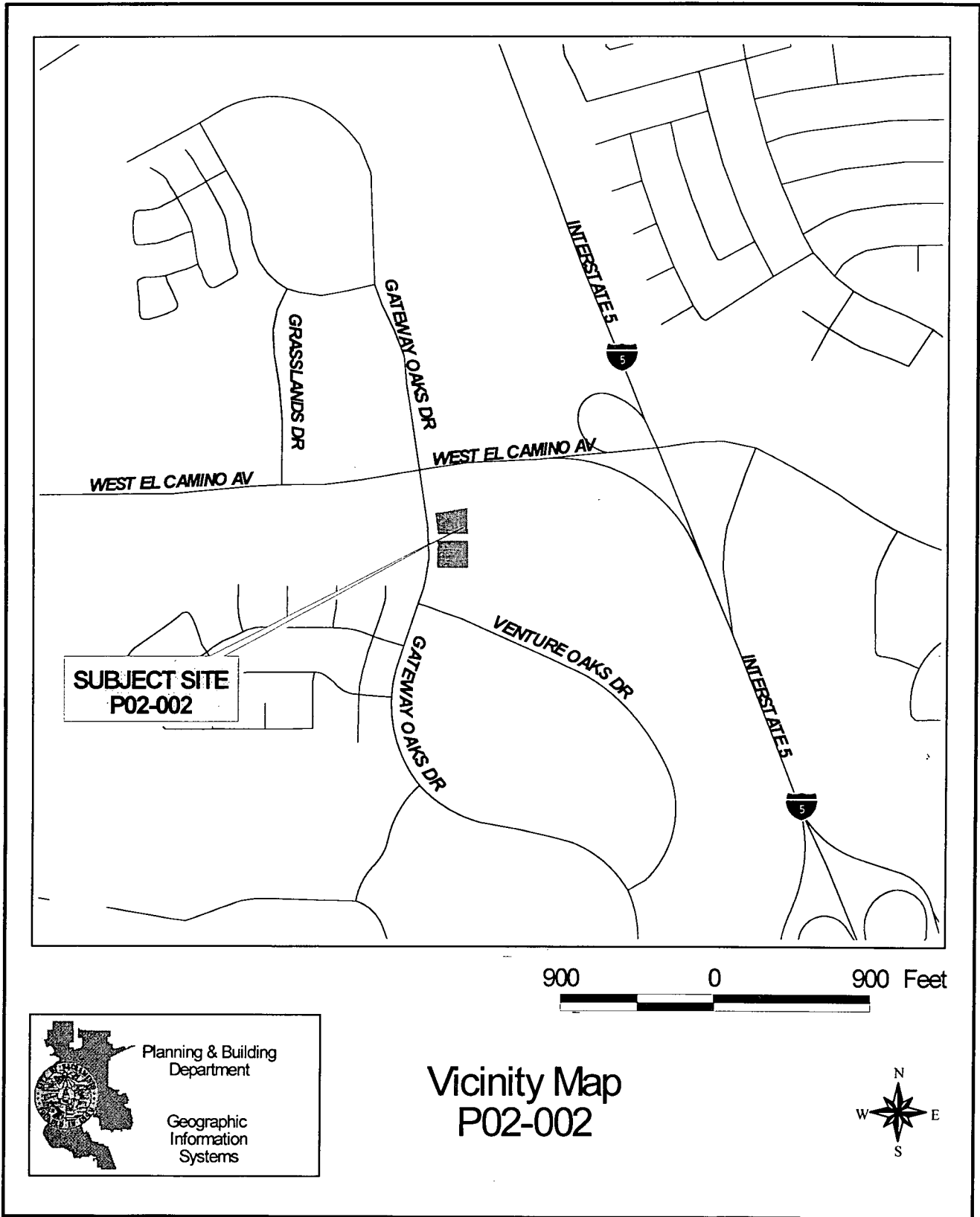
P02-002

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Attachment A: Vicinity Map

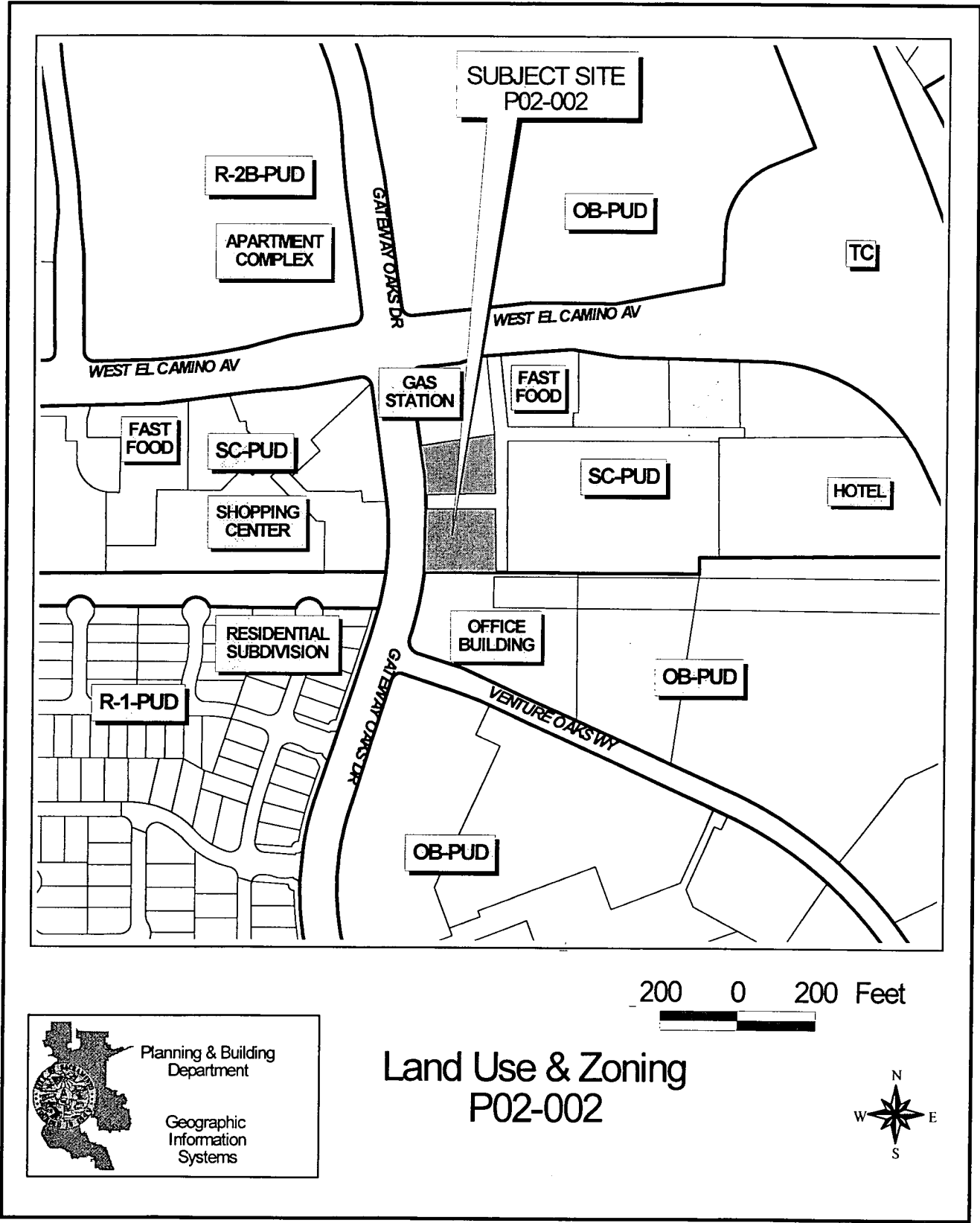


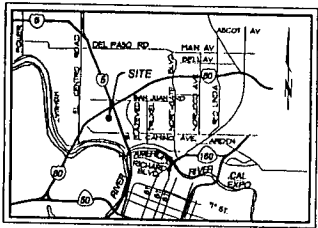
Planning & Building
Department
Geographic
Information
Systems

Vicinity Map
P02-002

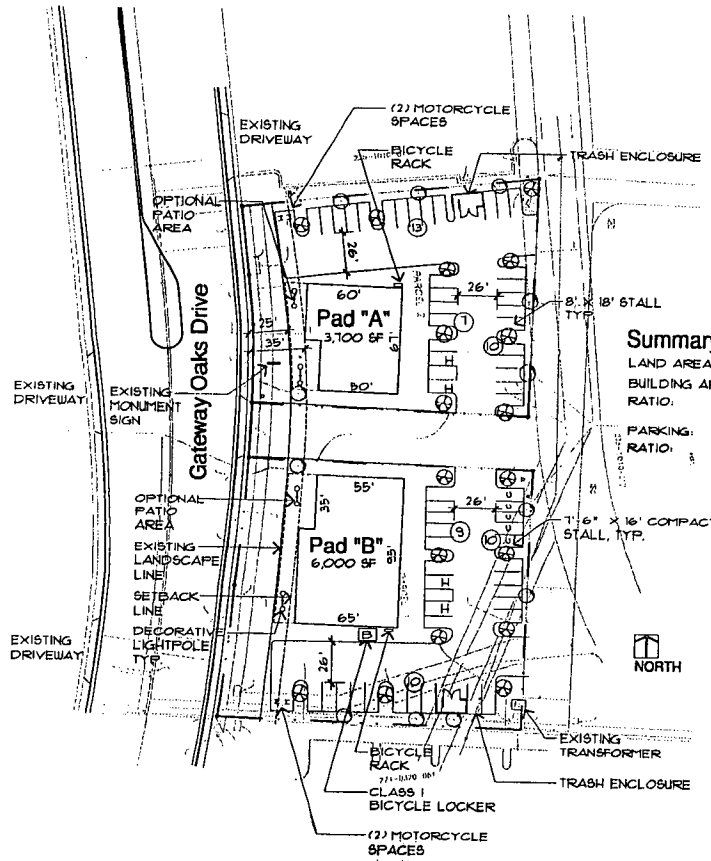


Attachment B: Land Use and Zoning Map





VICINITY MAP
 K12



Summary

LAND AREA: 55,751 SF (1.1) 128 ACRES
 BUILDING AREA: 9,100 SF
 RATIO: 5.44/1
 PARKING: 50 STALLS + 4 MOTORCYCLE
 RATIO: 5.91/1000

P02-002
 Revised Plans
 Received 4/22/02

1309 Retreat Way
 Roseville, California 95747
Jerold L. Dougal
 (916) 783-8540

Developer:
 Robert Fosse
 1700 Street, In
 2020 Hurley Way
 Rosemead, CA 9

Gateway Oaks
 Center
 Gateway Oaks City
 Sacramento, CA

Prepared by	JD
Checked by	JD
Reviewed by	JD
Approved by	JD
Date	02
Sheet Number	01
Sheet No.	A

PRELIMINARY SITE PLAN

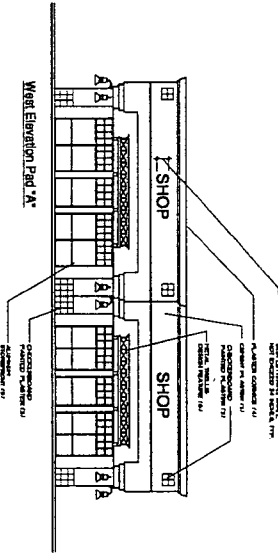
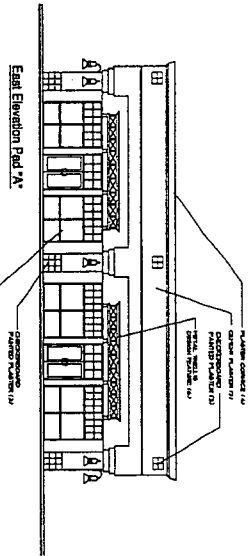
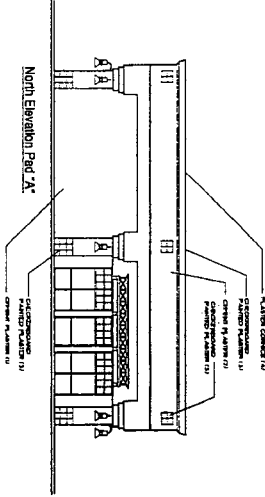
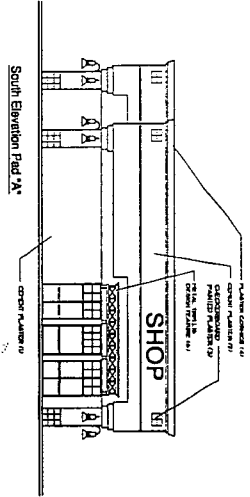
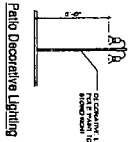
ALL DIMENSIONS AND NOTATION SHOWN ARE APPROXIMATE. DESIGN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF ANGUS L. DOUGAL, ARCHITECT.

1" = 30' 1

Attachment D: Pad A Elevations

PRELIMINARY EXTERIOR ELEVATIONS

ALL DRAWINGS AND NOTATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT'S ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCT OR SERVICE BY THE ARCHITECT.



P02-002
 Revised Plans
 Received 4/22/02

- Color and Material Schedule**
1. EXTERIOR WALLS: LIGHT TAUPE STUCCO
 2. EXTERIOR WALLS: LIGHT TAUPE STUCCO
 3. EXTERIOR WALLS: LIGHT TAUPE STUCCO
 4. EXTERIOR WALLS: LIGHT TAUPE STUCCO
 5. EXTERIOR WALLS: LIGHT TAUPE STUCCO

1/8" = 1'-0"

Item	Quantity	Unit
Pad A	1	Unit
Pad B	1	Unit
Pad C	1	Unit
Pad D	1	Unit
Pad E	1	Unit
Pad F	1	Unit
Pad G	1	Unit
Pad H	1	Unit
Pad I	1	Unit
Pad J	1	Unit
Pad K	1	Unit
Pad L	1	Unit
Pad M	1	Unit
Pad N	1	Unit
Pad O	1	Unit
Pad P	1	Unit
Pad Q	1	Unit
Pad R	1	Unit
Pad S	1	Unit
Pad T	1	Unit
Pad U	1	Unit
Pad V	1	Unit
Pad W	1	Unit
Pad X	1	Unit
Pad Y	1	Unit
Pad Z	1	Unit

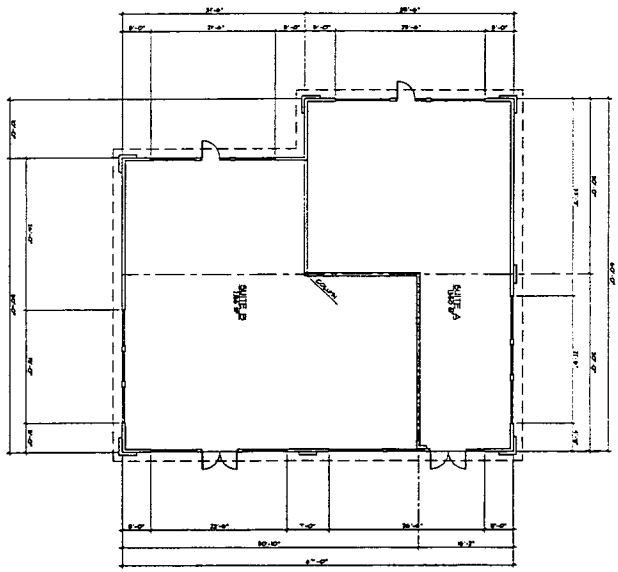
Gateway Oaks
 Center
 Gateway Oaks Drive
 Roseville, CA 95747

Jerold L. Dougal
 ARCHITECT

1309 Retreat Way
 Roseville, California 95747
 (916) 783-8540
 Fax: (916) 784-3647

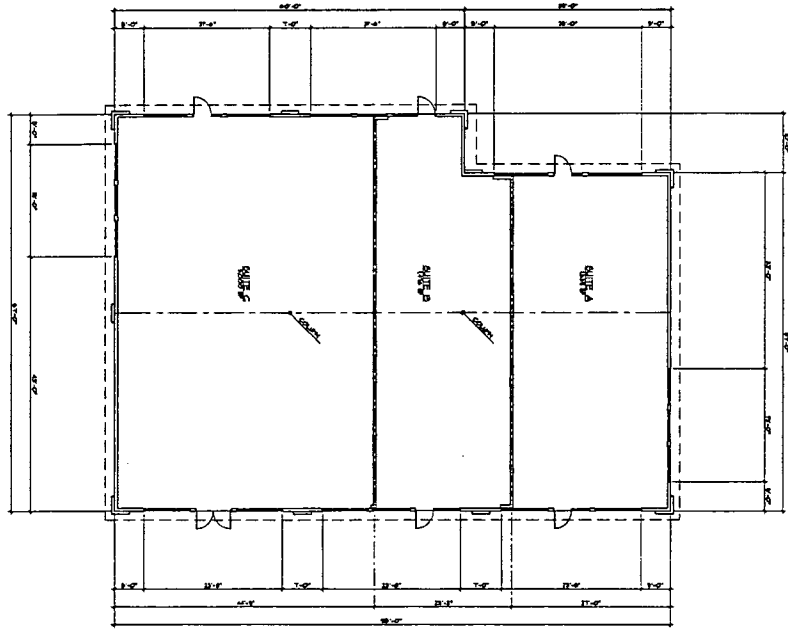
Attachment F: Floorplans for Pads A and B

PAD 'A' FLOOR PLAN
 1/8" = 1'-0"



NOTE: THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

PAD 'B' FLOOR PLAN
 1/8" = 1'-0"



NOTE: THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

P02-002
 Revised Plans
 Received 4/22/02

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	4/22/02
2	REVISED PER CITY COUNCIL COMMENTS	5/15/02
3	REVISED PER CITY COUNCIL COMMENTS	6/10/02
4	REVISED PER CITY COUNCIL COMMENTS	6/10/02
5	REVISED PER CITY COUNCIL COMMENTS	6/10/02
6	REVISED PER CITY COUNCIL COMMENTS	6/10/02
7	REVISED PER CITY COUNCIL COMMENTS	6/10/02
8	REVISED PER CITY COUNCIL COMMENTS	6/10/02
9	REVISED PER CITY COUNCIL COMMENTS	6/10/02
10	REVISED PER CITY COUNCIL COMMENTS	6/10/02

Developer:
 Robert Research
 10000 Research Blvd.
 Roseville, CA 95747

Gateway Oaks
 Center
 Gateway Oaks
 Center
 Gateway Oaks
 Center

Jerold L. Dougal
 ARCHITECT

1309 Retreat Way
 Roseville, California 95747
 (916) 783-8540
 Fax: (916) 784-3647

CITY PLANNING COMMISSION
 CONSENT ITEMS

CPC AGENDA DATE: JUNE 6, 2002

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
3		GATEWAY OAKS CENTER (PB 02-002)	APPROVED
		LOCATED ON THE EAST SIDE OF GATEWAY	
		OAKS DRIVE, SOUTH OF WEST EL CAMINO	
		AVE.	

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Bacchini	-	-	-	-
Duruissseau		✓		
Harvey	✓ (M)	✓		
Jacobs		✓		
Jones		✓		
Kennedy		✓		
Taylor-Carroll	-	-	-	-
Vallencia	✓ (S)	✓		
Waste	-	-	-	-

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 3
JUNE 6, 2002
PAGE 1

P02-002 - Gateway Oaks Center

REQUEST: **A. Environmental Determination:** Categorical Exemption (Sections 15303, 15305 and 15311);

B. Planned Unit Development Guidelines Amendment to reduce building and landscape setbacks and to change the signage regulations within the Metropolitan Center Planned Unit Development;

C. Planned Unit Development Schematic Plan Amendment to reconfigure land uses and to allocate 9,700 square feet of commercial use to the Gateway Oaks Center Schematic Plan within the Metropolitan Center Planned Unit Development;

D. Special Permit to construct two one-story commercial buildings consisting of 3,700± square feet and 6,000± square feet on two parcels totaling 1.28± vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone;

E. Special Permit to reduce the required number of parking spaces from 73 spaces to 59 spaces.

LOCATION: East side of Gateway Oaks Drive, south of West El Camino Avenue.
APN: 225-1010-009, 225-1010-010
South Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	Bob Rosenberg, RR Sacramento LLC, 916/929-6310 P.O. Box 60700 Sacramento, CA 95860
OWNER:	Teacher's Retirement System of the State of Illinois C/O Capri Real Estate Advisors 1201 N. Clark Street, Suite 300 Chicago, IL 60610
APPLICATION FILED:	January 3, 2002
APPLICATION COMPLETED:	March 22, 2002
STAFF CONTACT:	Greg Bitter, 916/264-7816

SUMMARY: The applicant is requesting various entitlements to develop two one-story commercial buildings totaling 9,700± square feet on two parcels totaling 1.28± vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone within the Metropolitan Center Planned Unit Development (PUD). The entitlements include a Planned Unit Development Guidelines Amendment to reduce the building and landscaping setbacks from 50 feet to 25 feet and to increase the number of allowed building attached signs in the Shopping Center Zone from one sign per tenant to two signs per tenant, a Planned Unit Development Schematic Plan amendment to reconfigure land uses and to allocate 9,700 square feet of commercial use to the Gateway Oaks Center Schematic Plan within the Metropolitan Center Planned Unit Development; a Special Permit to construct two one-story commercial buildings consisting of 3,700± square feet and 6,000± square feet respectively, and a Special Permit to reduce the required number of parking spaces from 73 spaces to 59 spaces.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions in the Notice of Decision. This recommendation is based on the consistency of the project with the General Plan and South Natomas Community Plan policies and land use designation.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Community Plan Designation:	Community Commercial
Existing Land Use of Site:	vacant
Existing Zoning of Site:	Shopping Center-PUD (SC-PUD)

Surrounding Land Use and Zoning:

North: Commercial; Shopping Center-PUD)
 South: Office; Office-PUD (OB-PUD)
 East: vacant; use; Shopping Center-PUD (SC-PUD)
 West: Commercial; Shopping Center-PUD (SC-PUD)

Setbacks	Required	Provided
Pad A		
Front:	35'	35'
Side(N):	0'	43'
Side(S):	0'	10'
Rear:	0'	83'
Pad B		
Front:	35'	35'
Side(N):	0'	10'
Side(S):	5'	62'
Rear:	0'	81'

Property Dimensions:	319' x 185' (Overall) 152' X 180' (Pad A) 167' X 185 (Pad B)
Property Area:	1.28± gross acres 0.572± net acres (Pad A) 0.712± net acres (Pad B)
Square Footage of Building:	Pad A: 3,700± sq. ft. Pad B: 6,000± sq. ft.
Height of Building:	Pad A: 28 feet, 1 story Pad B: 28 feet, 1 story
Exterior Building Materials:	Stucco/metal store fronts
Roof Material:	Built-up stucco
Hours of Operation:	5 am - 11pm
Parking Provided:	59 spaces
Parking Required:	73 spaces
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>
Building Permit	Building Division

BACKGROUND INFORMATION:

On December 7, 1982 the City Council adopted the Metropolitan Center PUD (originally Natomas Eastside PUD) allowing the development of 733,211 square feet of office development, 196,000 square feet of commercial space, and approximately 72 acres of residential development at 12 dwelling units per net acre (P9114). On January 14, 1986 the City Council agreed to bifurcate the original Natomas Eastside Development Agreement reducing the amount of land zoned Shopping Center PUD (SC-PUD) from 26 acres to 15 acres within the Metropolitan Center PUD (P9317). The bifurcation was a result of the sale of 11 acres of the Metropolitan Center PUD and the subsequent request by the new property owners to bifurcate from the original development agreement. On December 13, 1988 the City Council adopted an amended schematic plan and PUD Guidelines for the Metropolitan Center PUD allowing the development of 1,107,211 square feet of office development, 111,000 square feet of commercial development and a maximum residential development of 12 residential unites per net acre plus 58 additional units. On October 10, 1989 the City Council approved a Tentative Map and Schematic Plan for the Gateway Oaks Center, dividing the 15.7 ± Shopping Center PUD (SC-PUD) zone into 10 lots and providing clarification of specific uses and location of proposed building types (P89-324). On October 26, 1989 the Planning Commission adopted a Special Permit to allow the development of 46,053 square feet of hotel use in the Shopping Center PUD (SC-PUD) zone (P89-246). On January 11, 1990 the Planning Commission adopted a Special Permit to allow the

development of a service station and 1,248 square feet of commercial use in the Shopping Center PUD (SC-PUD) zone (P89-377). On December 18, 1997 the Planning Commission adopted a Special Permits to allow the development of 3,050 square feet of fast food restaurant use and a drive-thru window (P97-059). The project was called up by the Councilmember for District 1 and on January 13, 1998 the City Council upheld the Planning Commission's action. Planning staff had originally recommended denial of the request for a drive thru-window. Of the original 111,000 square feet of commercial development allocated for Gateway Oaks Center, 50,351 square feet have been developed.

The proposed project is a special permit to develop 9,700 square feet of commercial retail and restaurant uses on 1.28± vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone. With the inclusion of this project there will remain an additional 50,949 square feet of commercial development allowed in the Gateway Oaks Center portion of the Metropolitan Center PUD.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the two parcels Regional Commercial and Offices. The North Natomas Community Plan designates the parcels as Community Commercial. The zoning of the parcels is Shopping Center Planned Unit Development (SC PUD). The proposed project is consistent with the General Plan and Community Plan land use designations and zoning.

General Plan

The project supports general plan goals and policies relating to quality of life, economic development and pedestrianways. Specifically the project supports the following General Plan goals and policies:

- Enhance and maintain the quality of life by adhering to high standards for project plan and evaluation, such as protection of the urban and natural environment, improved air quality, and quality design (p. Sec. 1-30).
- Actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents (p. Sec. 1-32).
- Encourage new commercial and office establishments, in suburban areas, to front directly on the sidewalk with parking in the rear (p. Sec. 5-28).

By following the Community Plan guidelines, Metropolitan Center PUD guidelines and the conditions of this project, this proposal will support the General Plan policies listed above. The project has quality design and will provide employment

opportunities. In addition, the project will locate two buildings closer to the street in an attempt to support the pedestrianway goals and policies outlined in the General Plan, thereby requiring the amendment to the setbacks as outlined in the Metropolitan Center PUD Guidelines.

Community Plan

The project supports South Natomas Community Plan policies relating to commercial services and transit. Specifically, the project supports the following Community Plan policies:

- Provide commercial services for employees and businesses of office/business parks within or close to the major employment centers to reduce the need to travel other than the commute and to serve nearby residents.
- Pedestrian access to workplaces from transit should be as direct and as short as possible.

The proposed project is located within one quarter (1/4) mile walking distance of numerous existing and proposed office complexes to the north and south (a 1/4 mile is the commonly accepted maximum distance a person will walk before using an automobile). A Sacramento Regional Transit bus stop is located immediately south of the project on Gateway Oaks Drive and the site provides direct pedestrian access from the bus stop.

B. Planned Unit Development Guidelines Amendment

Setback Amendment

The applicant is requesting that the Planned Unit Development Guidelines be amended to reduce the building and landscaping setbacks from 50 feet to 25 feet. The building setback table would be amended as follows:

Building Setbacks

STREET	BUILD- ING SET- BACK	LAND- SCAPED SETBACK
Freeway (measured from exterior right-of-way line)	100'	50' **
West El Camino, and Major Street in Metropolitan Center	50' 25	50' * 25

Collector in Metropolitan Center	50' 25	25'
All other public and private streets	25'	25'
Perimeter of properties abutting the Natomas Main Drain (contiguous to SC and OB zones)	--	20'

* ~~A 40' landscaped setback shall apply if the streets are posted with no parking signs.~~

** 50' landscaped setback refers to I-80 frontage only. The landscaped setback along I-5 is determined by the I-5 Scenic Corridor.

Setbacks shall be per these guidelines. Those setbacks not identified above shall be per the Zoning Ordinance.

This portion of the PUD Guidelines amendment will allow development to locate closer to the street in an attempt to support the pedestrianway goals and policies outlined in the General Plan and South Natomas Community Plan.

Signage Amendment

The applicant is requesting that the Planned Unit Development Guidelines be amended to increase the number of allowed building attached signs per tenant, in the Shopping Center Zone, from one sign per tenant to two signs per tenant. The signage guidelines would be amended as follows:

SC Shopping Center Zone

1. Shopping Center Identification Sign. Each of the two shopping center sites shall be allowed one monument sign, each sign not to exceed twelve feet in height and forty-eight square feet in area. Said monument signs shall face on West El Camino Avenue. A monument sign may be located in the setback area; however, it shall be located farther than ten feet from the public right-of-way and from any driveway.
2. Tenant Occupancy Signs
 - a. ~~One~~ Two attached signs indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of

shop's width.

- 2) Total vertical sign height shall not exceed twenty-four inches.
 - 3) Maximum letter height shall be limited to eighteen inches.
3. Motel/Hotel signage shall be addressed as part of the special permit application.

Tenants within Gateway Oaks Center will occupy space that fronts on both Gateway Oaks Drive and the internal private road to the east of the site. With this amendment to the signage requirements the PUD Guidelines are consistent with the City of Sacramento's Sign Ordinance, which allows two tenant signs in the Shopping Center (SC) zone.

Planning staff recommends that the Planning Commission recommend that the City Council approve the proposed PUD Guidelines Amendment, as conditioned, in that it is consistent with the General Plan, South Natomas Community Plan.

C. Schematic Plan Amendment

The Metropolitan Center PUD has designated 111,000 square feet of commercial use to be located on 15.7 acres known as Gateway Oaks Center. In 1989 a schematic plan for Gateway Oaks Center was adopted identifying specific uses and the location of proposed building types on 10 parcels (P89-324). The project site was designated for the development of a 3,435 square foot fast food use and a 4,825 square foot financial use.

The applicant's proposal is requesting to replace the total square footage allocated to both the fast food and financial uses with two commercial/restaurant buildings totaling 9,700 square feet. A 3,700 square foot commercial/restaurant use is proposed to replace the fast food use and a 6,000 square foot commercial/restaurant use is proposed to replace the financial use.

The Schematic Plan Amendment proposes to increase the previously approved commercial buildings from a total of 8,260± square feet to 9,700± square feet, reconfigure the building's footprints and relocate the building closer to Gateway Oaks Drive. The proposed amendment to the PUD Schematic Plan will not alter the height or setback requirements, vehicular or pedestrian circulation, or access points, however, the amendment to the PUD Schematic Plan does change the types or intensity of land uses as well as the setbacks by more than 10 percent.

Planning staff recommends that the Planning Commission recommend that the City Council approve the proposed PUD Schematic Plan, as conditioned, in that it is consistent with the General Plan, South Natomas Community Plan, and the Metropolitan Center PUD guidelines.

D. Special Permit for Two Commercial Buildings

1. Setbacks

The Zoning Ordinance defines setbacks as being measured from the property line to the main wall of the building. The Metropolitan Center PUD Guidelines require a minimum 100 foot building setback along the I-5 freeway and a 50 foot building setback along Gateway Oaks Drive. The above mentioned Metropolitan Center PUD Guidelines amendment will reduce the building setback from 50 feet to 25 feet. The submitted site plan for this project (see Exhibit 1C) indicates that the proposed building setbacks meet the amended requirement. No side or interior lot line setbacks are specified for Pad A. For this project, the City Zoning Code (Chapter 17.60.030(12)) specifies a 5 foot interior lot setback where the site is adjacent to an Office (OB) zone. The proposed building setbacks for Pad B meet the requirements of the Zoning Code.

The PUD Guidelines do not specifically identify Gateway Oaks Drive for setback purposes; however, the guidelines do require a 50 foot landscaped setback along the "Major Street in Metropolitan Center" and a 25 foot landscaped setback along collector streets. The segment of Gateway Oaks Drive adjacent to the project is considered "Major" due to the 80 foot right-of-way. The above mentioned Metropolitan Center PUD Guidelines amendment will reduce the landscape setback from 50 feet to 25 feet. The submitted site plan for this project (see Exhibit 1C) indicates that the proposed landscape setbacks meet the amended requirement. As prescribed in the PUD Guidelines, the area is landscaped with undulating berms, that should contain predominantly evergreen trees, shrubs and groundcover.

The plans show two optional patio areas for outdoor seating. The patio areas are located to the west of each building, fronting on Gateway Oaks Drive. Both patio areas are located behind the proposed 25 foot setback.

The plans show one trash enclosure for each of the two buildings, located at the northeast corner of Pad A and the southeast corner of Pad B, away from Gateway Oaks Drive, and not within the 5 foot side setback for Pad B. The site is anticipated to have adequate planter area to shield the trash enclosures. The trash enclosures are required to comply with City standards for design and size described in Chapter 17.72.040 of the City Code. These regulations require receptacles to be masonry with landscaping, screened

from public view, and trash and recycling collection areas to be adjacent to one another. Staff recommends that prior to issuance of building permits trash and recycling volumes and locations be sized appropriately and identified on the building plans.

2. Parking/Circulation

Vehicle Parking: A total of 59 parking spaces will be provided on the two parcels. There will be 54 typical parking stalls and 5 compact stalls. Parking is required to be provided at 1 space per 250 gross square feet of building area with restaurant uses calculated at a ratio of 1 parking space per three seats. Tenants have not been identified, however, the applicant has indicated that approximately 2,500 square feet will be used for retail use and the remaining 7,200 square feet will be restaurant space with 189 seats provided. Based upon the off-street parking standards a total of 73 parking spaces would be required. If the project was analyzed as 9,700 feet of retail space a total of 39 spaces would be required based on the 1 space per 250 gross square feet requirement.

The applicant is requesting a special permit to reduce the required number of parking spaces from 73 to 59. The proposed project is located within one quarter (1/4) mile walking distance of numerous existing and proposed office complexes to the north and south and is immediately north of a bus stop. The project is also located within walking distance from four multi-family apartment complexes and one single family subdivision. It is anticipated that this project will receive heavy pedestrian traffic from the nearby office employees, thereby reducing dependency on the automobile by these employees. Therefore, staff does not oppose the parking reduction, since the site will serve the adjacent office and residential uses and is immediately north of a bus stop. Staff is supportive of the restaurant/food service opportunities associated with this proposal and is also supportive of the parking reduction to allow for the number of seats allocated.

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. Fifty (50%) percent of the required bicycle parking spaces must be a Class I facility and the remaining bicycle parking spaces may be Class I, II, or III. The project plans indicate one Class I bicycle locker and two unspecified bicycle racks, meeting the requirements of the City Code.

Access: The two parcels will be accessed from two private streets on Gateway Oaks Drive and West El Camino Avenue. These private streets are intended to provide access to all of the parcels within the Gateway Oaks

Center, including the existing Carl's Jr. restaurant and the Marriot Residence Inn. Each parcel in this project will be accessed from the two private streets by two private driveways.

Pedestrian Circulation: All parking is located away from Gateway Oaks Drive, behind the proposed buildings. Pedestrian access is provided to the parcels to the north and south via the sidewalk along Gateway Oaks Drive.

The plans show two optional patio areas for outdoor seating. The patio areas are located to the west of each building, fronting on Gateway Oaks Drive. The two buildings provide a buffer between the patio areas and the parking lot. Both patio areas are accessible to pedestrians from the sidewalk along Gateway Oaks Drive.

Transportation Management Plan: The applicant has indicated that the proposed project will participate in the South Natomas Transportation Management Association (TMA). The TMA focuses on providing alternative commute programs such as shuttle buses. Projects that exceed 100 employees as provided in Title 17 of the City Code are required to provide an individual Transportation Management Plan. The proposed project is not considered a major project since the project will not exceed 100 employees. Therefore, a project specific Transportation Management Plan is not required.

3. Landscaping

As previously discussed, a PUD Guidelines amendment is being requested to reduce the required landscape setback from 50 feet to 25 feet adjacent to the Gateway Oaks Drive street frontage. According to the submitted site plan, 25 feet is provided and is existing. Per PUD Guidelines, all landscaped areas will be irrigated with timed permanent automatic underground systems. Trees and plants shall be selected from the Metropolitan Center approved plant list.

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot at least 50% of the parking area will be shaded. Areas to be shaded include parking area and any driveways or maneuvering area utilized or accessed by the vehicles using the parking spaces. The applicant has indicated on the submitted site plan that the project will comply with the 50% shading requirement for parking areas. Conditions will be placed on the project for maintenance of all landscaping areas and height of shrubs and tree branches so as not to impede safety and lighting.

The project will be required to meet Water Conservation Ordinance requirements.

4. Signage

Attached building signage is proposed at this time (see Exhibit 1D). In addition, signage from this project will be added onto the existing monument sign (see Exhibit 1E). All proposed signage is in compliance with the PUD Guidelines. The location and maximum size of both attached and detached signage will be approved as part of the Special Permit, with the specific signage program being subject to staff level approval prior to the issuance of building permits.

Signage will be added on the existing monument sign, identifying the hotel use to the east, located at the private road entrance on Gateway Oaks Drive. The project will add four new backlit sign panels to the existing monument sign. The monument sign is allowed by the PUD Guidelines.

On Pad A, two attached signs are proposed on the west elevation facing Gateway Oaks Drive, and one attached sign is proposed on the south elevation facing the internal private street. On Pad B, three attached signs are proposed on the west elevation facing Gateway Oaks Drive, three attached signs are proposed on the east elevation facing the internal private street and one attached sign is proposed on the north elevation facing the internal private street. The PUD Guidelines, with the approval of the PUD Guidelines Amendment discussed above, will provide for two attached signs for each building occupant in the Shopping Center (SC) zone. In order to comply with the amendment PUD Guidelines and the City's Sign Ordinance, the south facing sign on Pad A and the north facing sign on Pad B will not be allowed.

D. Building Design

The proposed single story commercial/restaurant building on Pad A is approximately 28 feet high and approximately 67 feet long and 60 feet deep. The proposed single story commercial/restaurant building on Pad B is approximately 28 feet high and approximately 95 feet long and 65 feet deep. The building is located toward Gateway Oaks Drive. The main entryways are proposed along the eastern elevation, towards the parking area. The building materials are proposed to be cement plaster with sand trowel finish with cornices along the roof top, aluminum storefronts and metal trellis design features over the windows and doors. Optional outdoor dining areas are proposed on the west side of both buildings. The majority of the body of the building will be Pavilion Beige, the cornice will be Casa Blanca and the cornice trim, aluminum storefront and metal truss and trim will be Mesquite Wood. The tile accents will be a 50/50 mix of Burgundy and Mustard.

Planning staff reviewed the elevations and found them to be in keeping with the Metropolitan Center PUD Guidelines. Staff is supportive of the proposed elevations.

Fee Discussion

The proposed project is within the Metropolitan Center PUD. The project area had been required, by development agreement, to pay South Natomas Community Infrastructure Fund (SNCIF) fees. At the time that the South Natomas Facilities Benefit Assessment District (FBA) was formed, areas under development agreement were excluded from the District. In January 1993, the development agreement expired. In-lieu of annexing the property into the FBA District, projects have been conditioned to enter into an agreement to pay SNCIF fees at the FBA rate. Fees have been identified as: SNCIF @ \$3.76 per gross sq. ft. of building, thus $\$3.76 \times 9,700 = \$36,472.00$.

The project is responsible for the fair share cost for the bridges over the Main Drainage Canal at Gateway Oaks Drive and West El Camino, as well as the traffic signals at West El Camino and the Fire Station as shown in the Financing Plan of the FBA. The fair share costs are an estimate of fees requiring payment prior to building permit issuance. The costs are estimated as follows:

The bridge at Gateway Oaks Drive will be funded by the FBA, SNCIF, Willow Creek, and Metropolitan Center PUD (\$105,000). The developer's responsibility is based on the fair share allocation.

The bridge at West El Camino will be funded by the FBA, SNCIF, Willow Creek, and Metropolitan Center PUD (\$75,000). This developer's responsibility is based on the fair share allocation.

The traffic signal at West El Camino and the Fire Station will be funded 50% by Metropolitan Center PUD (\$64,000). This developer's responsibility is based on the fair share allocation.

The costs listed above are based on fiscal year 1989 dollars and will be increased based on the Engineering News Record Construction Cost Index (ENR CCI) at the same time of issuance of the Building Permit. Note: ENR CCI, Dec. 1988=4568; ENR CCI, Dec. 2001= 6390, increase multiplier as of December 2001= 1.3989. The fair share cost for this project is calculated as follows:

- A. The Metropolitan Center PUD fair share cost for the above mentioned improvements as of 1989 is: $\$150,000.00 + \$75,000.00 + \$64,200.00 = \$289,200.00$.
- B. Adjusted cost (December 2001) is: $1.3989 \times \$289,200.00 = \$404,561.88$.

- C. Total (Equivalent Dwelling Units) EDU's for Metropolitan Center PUD as determined by staff is : 1,944 EDU's.
- D. Cost per EDU is: $\$404,561.88/1,944 = \$208.11/EDU$
- E. Equivalent EDU's for the subject site is: $9,700 \text{ sq. ft.} \times 3 \text{ EDU's}/1000 \text{ sq. ft.} = 29.1 \text{ EDU's.}$
- F. Fair Share cost is: $29.1 \text{ EDU's} \times \$208.11/EDU = \mathbf{\$6,056.00}$

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Sections 15303, 15305 and 15311).

B. Public/Neighborhood/Business Association Comments

The NCA Planning Group reviewed this application after a presentation by the applicant on March 5, 2002 and had the following comments:

1. Agree with building placement closer to the street.
2. Maintain same landscape buffer to street.
3. Agree with parking reduction-support special permit.
4. Improve pedestrian/bike access-widen/shade/signage.
5. Patio dining needs adequate shade as it faces west-consider trellising/canopy.
6. Encourage reciprocal parking agreements with adjacent users.
7. TMP should include monthly shuttle passes for E/E's, adequate bike racks for each restaurant.
8. Restaurants are needed in this area.
9. Encourage more mixed-use buildings in future applications.

C. Summary of Agency Comments

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

1. Public Works Department
 - a. Development Services Division - Comments are incorporated into Notice of Decision.
 - b. Solid Waste Division - Comments and advisory notes are incorporated into Notice of Decision.
 - c. Electrical Division - Comments and advisory notes are incorporated into Notice of Decision.
2. Utilities Department - Comments and advisory notes are incorporated into Notice of Decision.
3. Building Division - Comments are incorporated into Notice of Decision.
4. Fire Department - Comments are incorporated into Notice of Decision.
5. CSD-1 - Comments and advisory notes are incorporated into Notice of Decision.
6. Sacramento Regional Transit - Advisory notes are incorporated into Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve both Special Permits (Items D & E). The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. The Planning Commission may recommend approval of the Planned Unit Development Guidelines Amendment (Item B) and the Planned Unit Development Schematic Plan Amendment (Item C) requiring City Council approval.

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

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15303, 15305 and 15311;
- B. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Planned Unit Development Guidelines Amendment to

reduce building and landscape setbacks and to change the signage regulations within the Metropolitan Center Planned Unit Development);

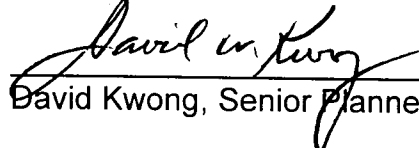
- C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Planned Unit Development Schematic Plan Amendment to reconfigure land uses and to allocate 9,700 square feet of commercial use to the Gateway Oaks Center Schematic Plan within the Metropolitan Center Planned Unit Development;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct two one-story commercial buildings consisting of 3,700± square feet and 6,000± square feet on two parcels totaling 1.28± vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to reduce the required number of parking spaces from 73 spaces to 59 spaces.

Report Prepared By,



Greg Bitter, Associate Planner

Report Reviewed By,



David Kwong, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A Metropolitan Center Planned Unit Development Guidelines
- Exhibit 1B Metropolitan Center - Gateway Oaks Center Schematic Plan
- Exhibit 1C Site Plan
- Exhibit 1D Pad A Elevations
- Exhibit 1E Pad B Elevations
- Exhibit 1F Floorplans for Pads A and B
- Exhibit 1G Landscape Plans
- Exhibit 1H Existing Monument Sign
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map
- Attachment 4 Agency Comments
- Exhibit 4A Public Works Department - Development Services Division
- Exhibit 4B Public Works Department - Solid Waste Division
- Exhibit 4C Public Works Department - Electrical Division
- Exhibit 4D Utilities Department
- Exhibit 4E Building Division

Exhibit 4F	Fire Department
Exhibit 4G	CSD-1
Exhibit 4H	Sacramento Regional Transit