

P99-028 Meadowview Home Depot

REQUEST: Entitlements to allow the construction of a 131,848± square foot home improvement store and garden center on 17.93± vacant acres at the northeast corner of Freeport Boulevard and Meadowview Road in the General Commercial (C-2) and General Commercial Review (C-2R) zones:

- A. **Environmental Determination:** Negative Declaration;
- B. **Mitigation Monitoring Plan;**
- C. **Rezone** of four vacant parcels totaling 16.26± acres from General Commercial to General Commercial Review (C-2R)
- D. **Special Permit** to allow a 131,848± square foot home improvement store and garden center on 12.34± acres in the proposed General Commercial Review (C-2R) zone;
- E. **Variance** to allow two multi-tenant signs for a proposed retail/commercial development; and
- F. **Lot Line Adjustment** to merge fifteen existing parcels into five parcels.

LOCATION: NE Corner of Meadowview Road and Freeport Boulevard
APN's: 048-0250-016, 020, 021, 022 and 048-0172-001 through 011
South Sacramento Community Plan Area / Council District 8

APPLICANT: Rick Manners, The Home Depot, (714) 940-3614
3800 W. Chapman Avenue, Orange, CA 92868

OWNERS: Pyramid Properties, c/o Thomas Smail Esq., (916) 446-8279
Tom Norris and Earle Lambert, (818) 788-4004; and

Estate of Walter S. Fong, c/o Monti Reynolds, (530) 885-8500

APPLICATION FILED: March 26, 1999

STAFF CONTACT: Dawn T. Holm, (916) 264-5851 / dholm@gw.sacto.org

SUMMARY: The project site is located at the northeast corner of Meadowview Road and Freeport Boulevard in the Airport/Meadowview Community Plan Area. The applicant is requesting entitlements to allow the construction of a 131,848± square foot Home Depot store. The construction of the Home Depot requires a Special Permit because it exceeds 40,000 square feet of building area in the General Commercial (C-2) zone. In addition, the applicant is requesting a Rezone in order to establish General Commercial Review (C-2R) zoning for the entire project site, a Variance to allow multi-tenant signage, and a Lot Line Adjustment to merge the existing 15 parcels into 5 parcels.

RECOMMENDATION: In evaluating the applicant's request, the primary issues relate to building design and orientation, access, signage, and setbacks. City staff and the applicant have met several times in an effort to address these issues (for additional information see staff recommendation analysis on page 12). The applicant has made several revisions, resulting in the current proposal.

Staff has evaluated the issues associated with the proposed Home Depot (and related entitlements) and recommends approval of the project, subject to conditions. Staff is recommending approval of the project because as conditioned the project reflects a balance of competing objectives. The building has been redesigned and relocated to reflect design objectives, community goals, noise issues and to provide the necessary road widening and infrastructure needs. In addition, the proposed project is consistent with the General Plan and the Airport/Meadowview Community Plan.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices

1984 Airport/Meadowview

Community Plan Designation: Commercial

Existing Land Use of Site: Vacant

Existing Zoning of Site: General Commercial (C-2), 16.26± acres; and
General Commercial Review (C-2R), 1.67± acres

Surrounding Land Use and Zoning:

North: Single Family and Caltrans Right of Way; R-1

South: Commercial, Multiple Family, and Vacant; C-2, R-1A, R-3 and R-2A

East: Vacant and Single Family; R-3, R-2A-R and R-1

West: Vacant, Single Family and Commercial; R-1 and C-2R

<u>Setbacks:</u>	<u>Required</u>	<u>Provided</u>
Front (Meadowview Road):	15'	400' ±
Street Side (Freeport Boulevard):	5'	240' ±
Street Side (Amherst Street):		5'
170'±		
Rear (North Property Line):	25'	87.5'±

PROJECT INFORMATION:

Property Dimensions:	Irregular
Total Project Site:	17.93± gross acres
Home Depot Property Area:	12.34± gross acres
Square Footage of Building:	131,848± square feet
Height of Building:	24-40 feet / Single Story
Exterior Building Materials:	Stucco, Split Face CMU/Block and clear glass
Roof Material:	Metal Roofing with Steel Beams and Trusses
Hours of Operation:	6:00 a.m. until 10:00 p.m.
Parking Provided:	600 spaces
Parking Required:	528 spaces
Topography:	Flat
Street Improvements/Utilities:	Existing and to be Provided

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>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division
Sign Permit	Building Division
Driveway Permit	Public Works, Development Services
"NPDES General Permit for Stormwater Discharges Associated with Construction Activity"	State Water Resources Control Board

BACKGROUND INFORMATION: On February 25, 1971, the City Council rezoned the eleven parcels located along Amherst Street from Single Family Residential (R-1) to General Commercial Review (C-2R). On March 10, 1971, the City Planning Commission approved a Tentative Map to subdivide one parcel into two parcels, thereby creating the existing parcel located at the northeast corner of Meadowview Road and Freeport Boulevard. Over the past thirty years staff has received many phone calls and a few formal letters inquiring about the possibility of developing this site. The proposed project is the first formal application filed for this site since the Tentative Map approval in 1971.

The City of Sacramento Department of Public Works is currently working with the California Department of Transportation (Caltrans) on the possible relinquishment of Freeport Boulevard/State Route (SR) 160 to the City. The potential relinquishment could occur as early as May of 2000. The proposed project has been analyzed and conditioned to address access with and without the relinquishment of this right-of-way.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project will allow for the development of a retail/commercial shopping center within the Airport/Meadowview Community. The subject site has been designated for retail/commercial use for more than 30 years. The site has remained vacant and is considered to be an infill site. The proposed development is consistent with the Sacramento General Plan land use designation of Community/Neighborhood Commercial & Offices, and the 1984 Airport/Meadowview Community Plan land use designation of Commercial.

The proposed Home Depot is an allowable use within these land use designations, subject to the approval of Special Permit to allow a retail establishment greater than 40,000 square feet in area. The proposed project is consistent with the City's goal to "ensure that all areas of the City are adequately served by neighborhood/ community shopping districts (Goal A, Sec. 4-16)." The proposed development may also help stimulate the rehabilitation of existing neighborhood commercial developments located along Meadowview Road, adjacent to the proposed development. In addition, the proposed project supports the following Policy of the Airport/Meadowview Community Plan:

- New commercial development should be encouraged to locate in and assist in upgrading existing commercial centers or vacant commercially zoned land (Policy C-3-a, page 38).

B. Lot Line Adjustment/Merger and Rezone

The proposed project includes fifteen parcels. Eleven of the existing parcels are small parcels that were originally established as single family lots but were rezoned to C-2R (048-0172-001 through 011), to allow for commercial development. The applicant is proposing to reconfigure the existing fifteen parcels by relocating and eliminating existing property lines in order to create five parcels. As proposed, the Lot Line Adjustment to merge the 15 parcels will establish the following parcels:

Parcel A:	2.71± gross acres
Parcel B:	0.95± gross acres
Parcel C:	1.09± gross acres
Parcel D:	0.84± gross acres
Parcel E:	12.41± gross acres (the Home Depot parcel)

The proposed Lot Line Adjustment/Merger will establish a parcel for the Home Depot development and four additional parcels for future retail/commercial development. All of the existing parcels are vacant with the exception of an existing concrete slab located between the proposed parcels C and D, adjacent to Meadowview Road. The Lot Line Adjustment has been conditioned to require the removal of this slab prior to obtaining a Certificate of Compliance.

The Lot Line Adjustment/Merger will create a split zoned property. The eleven small parcels located along Amherst are zoned General Commercial Review (C-2R) and the remaining four parcels are zoned General Commercial (C-2). Planning staff recommended that the applicant Rezone the entire property to General Commercial Review (C-2R) in order to establish one zoning designation for the entire shopping center development. This zoning definition will also allow City staff, the Planning Commission and the community the opportunity to review and approve the design and layout of all future developments on this property. The applicant has agreed to Rezone the entire development to C-2R, which will place the Plan Review requirement on the five parcels to be created by the Lot Line Adjustment. Staff supports the proposed Lot Line Adjustment and Rezone request because it will allow for the development of an infill property in the Airport/Meadowview Community Plan area.

C. Site Plan Design/Zoning Requirements

1. Zoning: The project site is located in the General Commercial (C-2) and General Commercial Review (C-2R) zones, which permit shopping centers that provide a wide range of goods and services to the community. A Special Permit is required in order to construct or expand any building for retail use greater than 40,000 square feet in the C-2 zone. The current proposal is to develop a 131,848± square foot home improvement store; therefore, a Special Permit is required.

The "R" designation on the C-2R zoning indicates that a Plan Review is required for any development. The Zoning Ordinance review authority for Plan Reviews relate to site layout and orientation of buildings; landscaping; traffic; safety; and infrastructure availability. As the proposed project includes a Rezone of the site to C-2R, a Plan Review will be required for all future developments on this site, if this project is approved. However, the recently adopted Zoning Ordinance does eliminate the need for a Plan Review if a Special Permit is required for the use or development. Therefore, the Home Depot development does not require a Plan Review. In addition, if the future uses of the four parcels to be created require a Special Permit (e.g., drive-through restaurants, 24-hour convenience markets, and retail uses greater than 40,000 square feet), a Plan Review would not be required.

2. Setbacks: The C-2 and C-2R zones require a 15 foot front setback, 5 foot street side yard setbacks, and a 25 foot rear yard setback for buildings that are 40 feet in height. As originally proposed, the Home Depot building would have been located 400 feet from Meadowview Road, 240 feet from Freeport Boulevard, 140 feet from Amherst Street and 65 feet from the northern property line. As a result of community input and the need to reduce potential noise impacts on the adjacent single family residences, the building has been moved an additional 30 feet west of Amherst (170 feet total) and an additional 22½ feet south of the northern property line (87½ feet total). Due to an existing utility easement located west of the proposed building, it is not possible to move the building any closer to Freeport Boulevard. The building is being located to the rear of the site in order to allow for future buildings which will be located closer to Meadowview Road and Freeport Boulevard.
3. Landscaping: The C-2 zone does not provide for large landscape setbacks that would typically be found in a shopping center development. As proposed, the project will provide 25 foot setbacks along Meadowview Road and Freeport Boulevard. In addition, the proposed project will provide a minimum 27 foot landscape setback along Amherst Street, a wall that will vary in height from 3 feet to 8 feet (6 foot wall on top of a 2 foot berm), and an additional 13 feet of landscaping to be located in the parking lot adjacent to the wall.

The proposed Lot Line Adjustment establishes parcels to be located adjacent to Freeport Boulevard and Meadowview Road. Typically, the landscaping would be installed along the street frontages when these parcels are developed. As a result of community input during the review process, the applicant has agreed to have all of the frontage landscaping completed prior to issuance of an occupancy permit for the Home Depot development.

In addition, there is approximately 20-30 feet of Caltrans right-of-way located adjacent to the Freeport Boulevard frontage. This right-of-way area is separated from the subject site by an existing chain link fence. Staff is recommending that the applicant apply for an encroachment permit from Caltrans, which could allow for landscaping of the right-of-way and the removal of the existing fence. If the encroachment permit is granted, this area would be landscaped and maintained by the Home Depot development until such time as the land is no longer needed by Caltrans (e.g., through relinquishment of Freeport Boulevard/SR160) and/or the land is taken for widening of Freeport Boulevard. Conditions have been placed on the Special Permit to ensure that this is done.

The Freeport Boulevard corridor is currently being studied by the Freeport Boulevard Improvement Committee (FBIC). The FBIC has been working on developing a Streetscape Plan for this corridor. The applicant has been provided with a copy of the August 1999, Draft Freeport Boulevard Streetscape Master Plan and has agreed to incorporate the plan goals into the final landscape plans for the development. The plan recommends that the Victory Highway (more commonly known as Freeport Boulevard/State Route 160) be planted with "Victory Trees." Victory trees include: Elm, Larch, Hornbeam, Maple and Beech. These species represent several of the trees that WWI veterans brought back with them upon their return home. The trees were planted to commemorate Sacramento's fallen WWI soldiers. These trees form a lush canopy which once stretched as far north as William Land Park. Currently, the southern portion of Freeport Boulevard/SR160, from the subject site south to the City limits, offers the best opportunity to recreate this effect. Conditions have been included in the project approval requiring the applicant to incorporate the use of Victory Trees within the Freeport Boulevard landscape setback. Final landscape plans shall be subject to the review and approval of the Police Department and Planning Staff (in addition to the standard review by the City's Landscape Architect Section {LAS}).

4. Parking/Circulation: Site access will be provided on Amherst Street, Meadowview Road and possibly Freeport Boulevard. Freeport Boulevard is currently designated as a State Highway (SR160). Caltrans can not approve a driveway on a state highway. Therefore, driveway access can not be approved at this time. As mentioned previously, the City is working with Caltrans on the relinquishment of Freeport Boulevard/SR160. Staff has been informed by Caltrans that if the relinquishment does not occur, it might be possible to downgrade the current highway designation to an expressway, which would allow a driveway on Freeport Boulevard. The traffic study analyzed the project with and without the Freeport Boulevard access. The project mitigation measures and conditions ensure effective traffic operations with both driveway options.

The City Zoning Ordinance requires one (1) parking space for every 250 square feet of retail store/shopping center use. As proposed, the Home Depot building will be 131,848± square feet in area which will require 528 parking spaces. Because of the parking demands at similar stores, the applicant is proposing to provide 600 parking spaces.

Tree shading was an issue at the neighborhood/community meetings and as a result of these meetings the applicant has agreed to plant 15 gallon and 24 inch box trees within the development. The applicant is proposing

to plant 15 gallon London Plane and 24 inch box Scarlet Oaks in the parking lot. The final landscape and shading plan will need to be submitted to the City for review and approval prior to issuance of building permits.

A. Signage

Detailed scalable plans were not submitted for the proposed signage. The applicant has submitted preliminary sign information for the Home Depot store. In addition, a preliminary sign program has been submitted for the shopping center (Exhibit 1h). Because this is the first building to be developed within this shopping center, staff feels that a comprehensive sign program should be established for the shopping center. A condition has been placed on the Special Permit and Variance entitlements, requiring submittal of a sign program for the entire shopping center prior to issuance of a Temporary Occupancy Permit for the Home Depot.

Detached Signs: As reflected in the application, the applicant is proposing a shopping center identification sign at the corner of Freeport Boulevard and Meadowview Road and two multiple tenant signs to be located within the shopping center. Plans for the shopping center identification sign have not been submitted. Staff has included conditions requiring review and approval of the sign by Planning staff prior to issuance of a sign permit for this sign. In addition, staff has included conditions limiting this sign to a maximum of four feet in height and 48 square feet in area.

Because the multiple tenant signs advertise uses not physically located on the parcel where the sign is located, the signs are considered off-site signs which require a Variance. These signs will provide identification for Home Depot and the future retail/commercial uses to be developed on the parcels being created within this shopping center. In exchange for allowing the Variance for the multiple tenant signs, the applicant has agreed to remove the three existing billboards (one on Meadowview and two on Freeport) located on the subject site. In addition, the project has been conditioned to prevent future detached signage for individual businesses, from being located on the four vacant parcels. Staff feels that with the multiple tenant signs and the allowed attached signage, adequate signage will be provided for the future retail/commercial uses.

The sign to be located on the Freeport Boulevard frontage will be a monument sign. The preliminary sign information reflects a 13½ foot high by 14 foot wide sign. The Sign Ordinance restricts the height of monument signs to 12 feet. Therefore, this sign has been conditioned to be reduced to a maximum of 12 feet in height. The sign to be located on the Meadowview Road frontage will be a pylon sign. The preliminary sign information reflects a 35 foot high by 10 foot wide sign. The Sign Ordinance limits the area of detached signs to a maximum

of 300 square feet per sign. Therefore this sign has been conditioned to be reduced to a maximum of 300 square feet in area (either by reducing the height or width of the sign).

Attached Signs: As reflected in the application, the applicant is proposing three attached signs on the south side and one attached sign on the west side of the Home Depot building. The Sign Ordinance allows two attached signs for each street frontage. The Home Depot building has frontage on Meadowview Road and Amherst Street. There is no building frontage on Freeport Boulevard due to the proposed parcel being created by the Lot Line Adjustment. Therefore, the proposed use can have a maximum of four attached signs. Because there are existing single family residences located to the north and east (Amherst Street) of the site, staff has included conditions prohibiting signage on the north and east elevations of the building.

The applicant is requesting to locate an attached sign on the south and west sides of the building that would identify "The Home Depot." As proposed, these signs would each be 580 square feet in area. The Sign Ordinance limits the area of attached signs to a maximum of 300 square feet per sign. Therefore, the project has been conditioned to reduce these signs to a maximum of 300 square feet each. In addition, to the primary identification signs, the applicant is proposing to locate a 62 square foot sign identifying "Indoor Lumber Yard" and a 23 square foot sign identifying "Nursery." Staff has no objections to the proposed attached signs provided that the primary signs are reduced in area to comply with the City Sign Ordinance.

F. Building Design

The originally submitted building elevations consisted of a concrete tilt up building with a flat roof and one pitched element at the entrance to the building (see Attachment 4). This will be the first building constructed within the 17.93± acre shopping center and therefore sets the standard for the design of future buildings. Planning staff and the applicant met several times to discuss building modifications and enhancements that would improve the design. In addition, there was a community meeting and two follow up meetings on design with representatives from area neighborhood associations. As modified, the proposed Home Depot building (see Exhibit 1f) incorporates metal rolled roofing treatments similar to the Sam Pannell Meadowview Community Center building. The building massing has also been broken up by utilizing differing parapet heights, accent reveals and tubular trellis's with climbing vines. As shown on the attached elevations, the building will also include the use of split-face cmu block veneer, kneewalls, and columns. The entrance doors and windows will consist of clear glass and conditions have been placed on the Special Permit requiring the windows and doors to remain free of signage.

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 noise, traffic, air quality, biological impacts, and utilities. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1a).

B. Public/Neighborhood/Business Association Comments

A community meeting regarding the proposed development was conducted on January 13, 1999, prior to an application being filed. Approximately 65 residents and/or neighborhood association representatives attended this meeting. In response to the issues raised at this meeting, the applicant submitted revised project plans and a copy of the meeting comments with responses (Attachment 5), when the application was filed. The responses were included in the project routing information sent to the following associations:

1. 23rd Neighborhood Association;
2. Candlewood Neighborhood Association;
3. Florin Road Partnership;
4. Freeport Boulevard Improvement Committee;
5. Golf Course Terrace Estates Neighborhood Association;
6. Meadowview Neighborhood Association;
7. Meadowview Development Committee;
8. Meadowview Community Action;
9. Sacramento County Alliance of Neighborhoods;
10. Schreiner Street Neighborhood Association;
11. South Pocket Homeowner's Association;
12. South Sacramento\Greenhaven Chamber of Commerce;
13. South Sacramento Neighborhood Coalition;
14. South Land Neighborhood Association; and the
15. Z'berg Park Neighborhood Association.

In addition to the January Community Meeting, there were also two meetings conducted specifically to address the design of the proposed Home Depot. The first meeting was held on March 24, 1999 and was noticed to all of the Neighborhood/Business Associations listed above. It was agreed at this meeting that the project should be revised to include additional building relief, more

landscaping, and decorative accents on the building. During this meeting the Neighborhood Associations appointed a few representatives to attend a follow up meeting to review the revised plans. This meeting was held on July 15, 1999. The comments received during both of these meetings have been incorporated into the project design and conditions of approval.

In addition to the design meetings, this project was presented to the Meadowview Development Committee (MDC) on May 6, 1999. The Committee asked questions about the construction schedule, the opportunities for local hiring and the future uses for the remainder of the site and then voted unanimously to recommend approval of the project.

Notification of the Planning Commission hearing was sent to the above Associations, to all owners of property located within 500 feet of the site, and to everyone that attended the January 13, 1999 Community Meeting. Letters including project comments were submitted by the Freeport Boulevard Improvement Committee and the Z'Berg Park Neighborhood Association (see Attachment 6). Staff has attempted to address the issues raised through project conditions which are included in the Notice of Decision and Findings of Fact (Attachment 1). In addition, many letters in support of the project have been submitted by area residents/interested (see Attachment 7).

C. Summary of Agency Comments

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

1. Fire Department: Comments received from the Fire Department related to emergency access. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.
2. Department of Public Works (Development Services): Comments from the Development Services Section related primarily to site access, roadway improvements, and circulation. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.
3. Department of Utilities: Comments received from the Department of Utilities related to grading, drainage, water flows and flood protection. Conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1), to address these concerns.

PROJECT APPROVAL PROCESS:

Of the entitlements below, the Planning Commission has the authority to approve or deny the Special Permit, Variance and Lot Line Adjustment listed below. 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 does not have the authority to approve or deny the Rezone. The Commission is acting as an advisory committee and forwards a recommendation on the requested Rezone to the City Council. The Rezone requested in Item C below requires City Council approval.

STAFF RECOMMENDATION ANALYSIS:

Staff has evaluated the proposed project as it relates to the City's adopted plans, ordinances, and policies as well as other design and environmental criteria and community input. City Department Staff and the applicant have conducted several meetings relating to revisions to the project site and building design based upon these issues. The challenge was to develop a revised project that: broke up the massing of the original warehouse building, provided landscape setbacks along the street frontages, provided an adequate buffer from the adjacent single family residences located directly north of the proposed development, reduced the visibility of the loading/unloading areas from the streets and the adjacent residences, provided pedestrian access points and provides a well defined entrance oriented towards Meadowview Road. The applicant has made several revisions, resulting in the current proposal. Staff supports the current proposal because it provides for a balance of the competing objectives listed above.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision & Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan (Exhibit 1a);
- C. Recommend approval of the Rezoning of four parcels from General Commercial (C-2) to General Commercial Review (C-2R) and forward to the City Council for approval;
- D. Adopt the attached Notice of Decision & Findings of Fact (Attachment 1) approving the Special Permit to allow a 131,848± square foot home improvement store and garden center on 12.34± acres;
- E. Adopt the attached Notice of Decision & Findings of Fact (Attachment 1) approving the Variance to allow two multi-tenant signs for a proposed retail/commercial development; and

- F. Adopt the attached Notice of Decision & Findings of Fact (Attachment 1) approving the Lot Line Adjustment to merge fifteen existing parcels into five parcels.

Report Prepared By, .

Report Reviewed By, .

Dawn T. Holm,
Associate Planner

Barbara L. Wendt,
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1a	Mitigation Monitoring Plan
Exhibit 1b	Lot Line Adjustment Exhibit
Exhibit 1c	Proposed Legal Descriptions
Exhibit 1d	Home Depot Site Plan
Exhibit 1e	Home Depot Landscape Plan
Exhibit 1f	Home Depot Elevations
Exhibit 1g	Home Depot Floor Plans
Exhibit 1h	Home Depot Preliminary Sign Program/Sign Plans
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Original Building Elevations
Attachment 5	January Community Meeting Issues/Responses
Attachment 6	Neighborhood Association/Committee Comment Letters
Attachment 7	Letters in Support of the Project

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
MEADOWVIEW HOME DEPOT, LOCATED ON 17.93±
VACANT ACRES AT THE SE CORNER OF MEADOWVIEW
ROAD AND FREEPORT BOULEVARD, SACRAMENTO,
CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) AND
GENERAL COMMERCIAL REVIEW (C-2R) ZONES (APN's:
048-0250-016, 020, 021, 022 and 048-0172-001 through 011).
(P99-028)**

At the regular meeting of September 9, 1999, 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. Recommended Approval of the Rezone of four vacant parcels totaling 16.26± acres from General Commercial to General Commercial Review (C-2R);**
- D. Approved the Special Permit to allow a 131,848± square foot home improvement store and garden center on 12.34± acres in the proposed General Commercial Review (C-2R) zone;**
- E. Approved the Variance to allow two multi-tenant signs for a proposed retail/commercial development; and**
- F. Approved the Lot Line Adjustment to merge fifteen existing parcels into five parcels.**

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

FINDINGS OF FACT

- A. Negative Declaration: The City Planning Commission **approves** the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the**

above-identified project pursuant to the requirements of CEQA;

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 3. Based upon the 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 is **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 1a;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- D. Special Permit to allow the construction of a 131,848± square foot home improvement store and garden center on 12.34± acres: The Special Permit is **approved** subject to the following findings of fact and conditions of approval:
1. The project is based upon sound principles of land use in that the proposed retail shopping center including a home improvement store is compatible with the adjacent retail/commercial developments and adequate buffers are provided between the proposed use and the existing single family residences.
 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. adequate parking, landscaping, setbacks, and on-site circulation will be provided;

- b. the applicant has agreed to incorporate on-site security measures including parking lot lighting and clear glass and low shelving at the entrances to the store; and
 - c. the proposed 131,848± square foot retail home improvement center will not sell alcoholic beverages for on or off-site consumption.
3. The project is consistent with the General Plan land use designation of Community/Neighborhood Commercial and Offices and with the Airport/Meadowview Community Plan designation of Commercial.

E. Variance to allow two multi-tenant signs for a proposed retail/commercial development: The Variance to allow two multi-tenant signs is **approved** subject to the following findings of fact and conditions of approval:

1. Granting the Variance does not constitute a special privilege extended to an individual property owner in that the Variance would be granted to other property owners facing similar circumstances;
2. Granting the Variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the establishment of multi-tenant signs will reduce the total possible number of detached signs from six to two for the project site;
3. Granting the Variance does not constitute a use Variance in that the Variance allows additional signage for an allowable use in the General Commercial (C-2) and General Commercial Review (C-2R) zone; and
4. The requested Variance as conditioned is consistent with the General Plan land use designation of Community/Neighborhood Commercial and Offices, the Airport/Meadowview Community Plan designation of Commercial.

F. Lot Line Adjustment to merge fifteen existing parcels into five parcels: The Lot Line Adjustment is **approved** subject to the following findings of fact and conditions of approval:

1. The Lot Line Adjustment/Merger is consistent with the General Plan and the Airport/Meadowview Community Plan which designate the site for Community Neighborhood Commercial and Commercial respectively;
2. All existing streets and/or utility easements of record are reserved. The Lot Line Adjustment/Merger will not result in the abandonment of any street or utility easement of record;

3. The Lot Line Adjustment/Merger will not eliminate the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and
4. The resulting parcels conform to the requirements of the California State Map Act, the City of Sacramento Subdivision Ordinance (City Code Chapter 40), the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

CONDITIONS OF APPROVAL

- D. The Special Permit to allow a 131,848± square foot home improvement store and garden center on 12.34± acres in the proposed General Commercial Review (C-2R) zone is hereby approved subject to the following conditions:

Fire Department Conditions

- D1. A detailed plan for the propane storage area shall be submitted to the Fire Department for review and approval;
- D2. The west side of the building shall be signed for "No Parking";
- D3. The customer pick-up lane shall be signed as follows: "Unattended vehicles will be towed";
- D4. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions 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 the 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 water mains capable of supplying the required fire flow shall be provided when required by the Fire Chief;
- D5. Knox access to the building is required.

Planning Division Conditions

Building Design/Site Development

- D6. The proposed Home Depot shall be constructed as shown on the attached elevations (Exhibit 1f), including the following features/accents as shown:

- a. Split-face CMU Block veneer, pilasters and kneewalls;
 - b. Green standing seam metal roofing;
 - c. Open steel trusses at the main entrance and lumber pick up canopy;
 - d. Clear glass at the entrance to the building;
 - e. Accent recess and reveals;
 - f. The downspouts located along the north elevation, shall be painted to match the main building;
 - g. Tubular Steel Trellis's with landscaping/vines on the north, south and west elevations; and
 - h. At least two planters with trees adjacent to the south elevation and at least four planters with trees adjacent to the east elevation;
- D7. A minimum of two handicap parking stalls shall be located along the east side of the garden center (this is not intended to reduce the total number or location of parking stalls required by the Americans with Disabilities Act);
- D8. Diamond shaped tree wells shall not be provided within the parking lot;
- D9. All roof mounted equipment shall be located behind a parapet wall and any antennae, satellite dishes or other equipment that is visible from the ground shall be painted to match the building;

Landscaping/Lighting and Pedestrian Access

- D10. A minimum 25-foot landscape setback shall be provided along Meadowview Road, Freeport Boulevard and Amherst Street;
- D11. The landscape planter at the northeast corner of Freeport Boulevard and Meadowview Road shall include lawn, flowers, shrubs and trees. This planter area shall be installed prior to issuance of a Temporary Certificate of Occupancy;
- D12. The 25-foot landscape setbacks on Meadowview Road and Amherst Street shall consist of lawn, shrubs and trees;
- D13. The 25-foot landscape setback and the Caltrans right-of-way area along Freeport Boulevard shall be landscaped with lawn, shrubs and trees. The trees to be located along Freeport Boulevard/SR160 (also known as the Victory Highway) shall include: Elm, Larch, Hornbeam, Maple, and/or Beech, which are consistent with the existing Victory Highway trees. The landscape plan for this area shall be designed to be compatible with the Draft Freeport Boulevard Streetscape Master Plan (dated 8/99);

- D14. The applicant shall apply for and use a best effort to obtain an Encroachment Permit from CALTRANS to allow for fence removal and landscaping inside the CALTRANS right-of-way directly adjacent to Freeport Boulevard/SR160. If CALTRANS will not approve the permit the landscaping and fence removal is not required;
- D15. All paved areas shall meet or exceed the 50 percent shading requirement. The applicant shall utilize a minimum of 15 gallon and 24 inch box trees within the parking lot. Parking lot shading shall include the use of London Plane trees;
- D16. A minimum of two enhanced pedestrian walkways shall be provided from Meadowview Road to the Home Depot (Exhibit 1d). At least one of the walkways shall be a minimum of twelve feet wide in order to accommodate tree wells. Tree wells located in the pedestrian walkways shall be located on one side of the walkway not meandering. The walkway shall be constructed of brick, tile, stamped concrete or other similar materials that will clearly define the pedestrian walkway;
- D17. All tree wells to be located in the parking lot for tree shading shall be the width of the parking stall and at least 6 feet deep. The tree wells shall be aligned with parking stalls, not bisected between 4 stalls as shown on the attached site plan. Vehicles can overhang into this planter area by 2 feet and this overhang area is included in the depth of the stalls;
- D18. All on-site lighting shall be shielded so as not to reflect or glare on any residentially zoned property. The applicant shall include detailed information on the light shields on the building plans for review by the Building Division prior to issuance of building permits;
- D19. Light standards shall not exceed a total height of 25 feet. The light standards shall be painted green to match the metal roofing or black;

Miscellaneous Conditions

- D20. A recycling statement needs to be submitted to the Building Division for review and approval prior to issuance of a Temporary Occupancy Permit;
- D21. Submit and obtain approval on a Transportation Management Plan in accordance with Chapter 6, Section 1 of the Sacramento City Zoning Ordinance;
- D22. A minimum of 8 cart return areas shall be provided within the parking lot, with at least 4 of the cart return areas located towards the outer perimeter of the parking lot on Amherst Street and Meadowview Road. The cart return areas shall be constructed with poured in place curbing wide

enough for the carts, but not to exceed six feet in width. Signage identifying the cart return areas shall be provided but shall not include the name of the business;

- D23. Prior to locating a vending trailer in front of the Home Depot store, the applicant shall submit a site plan and elevations for the trailer to Planning staff for review and approval. The applicant should submit plans that reflect the following:
- a. The trailer shall be designed to be complimentary in colors and materials with the Home Depot store;
 - b. The trailer shall be on a permanent foundation or if on a raised platform, skirting consisting of solid material or decorative lattice shall be used to enclose the open area;
 - c. The trailer shall be located within the outdoor display area in front of the building; and
 - d. Landscaping shall be provided in planters or pots adjacent to the vending area;

Operational Conditions

- D24. The Home Depot including the garden center operation shall open no earlier than 6:00 a.m. and shall close no later than 10:00 p.m.;
- D25. Truck deliveries to this retail establishment are prohibited between the hours of 7:00 p.m. and 7:00 a.m.;
- D26. The metal roll-down doors on the north elevation shall be shut and no outdoor activities including forklift operations shall occur between 10:00 p.m. and 7:00 a.m.;
- D27. Truck drivers shall be required to shut off their engines to minimize idling in the main loading bay and while waiting to enter a loading bay;
- D28. The Seasonal sales area shall be limited to three times a year and each event shall not exceed 45 days and/or a total of 135 calendar days. The seasonal sales area shall be fenced during use and potted plants/trees shall be located adjacent to the fencing on the east (minimum of 5) and south (minimum of 2) sides in order to provide a visual relief from the temporary fencing materials;
- D29. All pallets shall be stored within a solid enclosure, pallets shall not be visible the parking lot or street frontages;
- D30. Materials stored within the garden center shall not be visible above the

height of the garden center walls;

- D31. There shall be no outdoor storage/display of building materials (lumber, concrete, roofing materials, etc. - this is not intended to include finished cabinets, sheds, and similar items), with the exception of within the pick-up canopy area. Materials stored within the pick-up canopy area shall be placed inside the building from 10:00 p.m. until 6:00 a.m.;
- D32. Outdoor display of merchandise is permitted only adjacent to the south elevation of the building and within the seasonal storage area;
- D33. The owner/operator shall be responsible for the abatement/removal of any and all graffiti on the buildings and walls within 48 hours. The Neighborhood Services Department at (916) 264-5948 or www.sacto.org/npdsd/graffiti, is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti.

Graffiti shall mean any unauthorized inscription, work, figure or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface;

- D34. The owner/operator shall be responsible for the removal of all litter generated by this business. The area within a one block direction (all directions) of this business shall be patrolled once a day for trash/litter;
- D35. The owner/operator shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies;

Signage

- D36. The applicant/developer shall submit a complete sign program for the entire shopping center complex to the Planning Director for review and approval prior to issuance of any sign permits. The sign program shall include the following requirements: all signs shall comply with the City Sign Ordinance; all attached signs shall be individual letters (no "can" signs); and all detached signs shall be setback a minimum of 10 feet from property lines;
- D37. Final sign elevations for the three detached signs and four attached signs shall be submitted to the Planning Director for review and approval prior to issuance of sign permits;
- D38. The applicant shall obtain all necessary sign permits prior to commencing with construction or installation of any signs;

- D39. No signage shall be permitted on the north and east elevations of the Home Depot building/garden center;
- D40. A total of four attached signs (as shown on Exhibit 1h, page 3) shall be allowed on the Home Depot building (one sign on the west side of the building and three signs on the south side of the building). In no instance shall the total square footage of the attached signs as reflected on the attached sign elevations exceed 300 square feet on the Freeport Boulevard side (west side) and 385 square feet (300 square feet for "The Home Depot," 62 square feet for "Indoor Lumber Yard," and 23 square feet for "Nursery") on the Meadowview Road side (south side);
- D41. All attached signs shall consist of individually applied letters (no "can" signs), with the exception of "Sign A," as shown on Exhibit 1h, page 6, which may have an externally illuminated 2 foot high can sign located underneath "THE HOME DEPOT";
- D42. The proposed monument sign to be located on Parcel A (see Exhibit 1h, page 3 and 4) shall not exceed twelve feet in height;
- D43. The shopping center identification sign to be located at the corner of Parcel B (see Exhibit 1d) shall not exceed 4 feet in height and 48 square feet in area;
- D44. The detached pylon sign to be located on Parcel C as shown on the attached site plan shall not exceed 300 square feet in area;
- D45. The following shall be recorded on the deeds of Parcels A, B, C and D as shown on Exhibit 1b prior to issuance of any sign permits. Proof of recording shall be submitted with any sign permit application(s):

Parcel A

- 1) A second detached sign shall not be permitted on the subject site unless a Variance is approved by the City Planning Commission;
- 2) The property owner shall maintain the necessary access easements and agreements in order to allow adequate maintenance and repair of the detached multiple tenant monument sign by the businesses within the Meadowview Plaza Shopping Center (see Exhibit 1b, Parcels A-E); and
- 3) The detached multiple tenant monument sign shall be constructed and maintained for the businesses to be located within the Meadowview Plaza Shopping Center located at the northeast corner of Freeport Boulevard and Meadowview Road.

Parcel B

- 1) A maximum 48 square foot detached sign advertising the name of the shopping center only, is permitted at the corner of Freeport Boulevard and Meadowview Road; and
- 2) A second detached sign shall not be permitted on the subject site as long as a multiple tenant monument sign is located on Parcel A and a multiple tenant pylon sign is located on Parcel C as shown on Exhibit 1b.

Parcel C

- 1) A second detached sign shall not be permitted on the subject site unless a Variance is approved by the City Planning Commission;
- 2) The detached multiple tenant pylon sign shall be constructed and maintained for the businesses to be located within the Meadowview Plaza Shopping Center located at the northeast corner of Freeport Boulevard and Meadowview Road (Parcels A-E on Exhibit 1b); and
- 3) The property owner shall maintain the necessary access easements and agreements in order to allow adequate maintenance and repair of the detached multiple tenant pylon sign by the businesses within the Meadowview Plaza Shopping Center.

Parcels D and E

A detached sign shall not be permitted on the subject site as long as a multiple tenant monument sign is located on Parcel A and a multiple tenant pylon sign is located on Parcel C as shown on Exhibit 1b.

- D46. No signs shall be located on the entrance doors or windows with the exception of the store hours of operation;
- D47. At least one sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building near the main entrance;
- D48. The north and east parking lots shall be signed to prohibit truck idling;
- D49. The existing billboard located on Freeport Boulevard and the two billboards on Meadowview Road shall be removed prior to issuance of any sign permits;

Walls/Fencing

- D50. A decorative 9 foot high (maximum and minimum) wall with columns consisting of split face block with concrete caps shall be constructed along the northern property line. The wall shall start at the western property line adjacent to Freeport Boulevard and tie into the required wall along the eastern property line as shown on the attached site plan (Exhibit 1d). The wall shall contain a step-down design from 9 feet adjacent to the existing residences to 3 feet within the 25-foot landscape setback area. The 3 foot fence shall consist of open ornamental iron or similar material and split face block columns with caps as shown on the attached elevations (Exhibit 1f) and shall rise up to a 9 foot solid wall as required in the mitigation monitoring plan;
- D51. A decorative 6 foot high (maximum and minimum) wall with columns consisting of split face block with concrete caps shall be constructed along the eastern property line. The wall shall be located on top of a 2 foot high berm. The wall shall start just north of the Amherst driveway entrance, as shown on the attached site plan (Exhibit 1d). The wall shall contain a step-down design from 6 feet to 3 feet within the driveway visibility area as shown on the attached elevations (Exhibit 1f). The 3 foot fence shall consist of open ornamental iron or similar material and split face block columns with caps as required in the mitigation monitoring plan;
- D52. Landscaping including a fast growing vine, shrubs and trees shall be planted on the west and east sides of the proposed wall to be located along Amherst Street;
- D53. Landscaping including a fast growing vine, shrubs and trees shall be planted on the south side of the wall to be located on the northern property line; and
- D54. A decorative three foot high fence with columns and landscaping including trees and shrubs shall be provided on the south side of the Amherst driveway to separate the development from the existing gas station development located at the northwest corner of Freeport Boulevard and Amherst Street.

Police Department Conditions

- D55. Applicant shall provide bicycle security racks at the front of the business;
- D56. 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;
- D57. 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;
- D58. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project;

Police Department - Ongoing Operational Conditions

- D59. Alcoholic beverage sales are prohibited;
- D60. 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;
- D61. There shall be no video machines maintained upon the premises at any time;
- D62. The applicant shall be responsible for the removal of all litter generated by the business in the area adjacent to the building;
- D63. All illegal activities observed on or around the business shall be promptly reported to the Police Department;
- D64. No public pay telephones shall be maintained on the exterior of the premises; and
- D65. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "NO Loitering" in accordance with 602(k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute.

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Public Works Department Conditions

- D66. Prior to review and approval of any building permit, Public Works shall verify that all outstanding entitlement review costs, including those for site review, traffic analysis, environmental review, project meetings, etc., have been paid;
- D67. Several of the required driveway designs noted below are not consistent with the City Code (§38.13.164, "Maximum-Minimum Width and Length") and a variance(s) from the code is required. Approval of this Special Permit shall constitute approval of the variance(s) to the City's driveway regulations;
- D68. Dedicate any necessary right-of-way, and construct the northwest corner of the Meadowview Road/Freeport Boulevard intersection as a standard expanded intersection (expanded intersection standards developed in 1999);
- D69. After dedication of all necessary street right-of-ways, dedicate by separate instrument a 12½ foot public utility easement for underground facilities and appurtenances adjacent to all public ways to the satisfaction of SMUD, PG&E, and the City of Sacramento Department of Public Works prior to issuance of a Temporary Certificate of Occupancy Permit;
- D70. Driveways shall be constructed as follows:
- a. Amherst Driveway: 45' wide with round flares (face of curb radii of 30');
 - b. Meadowview Road, east driveway: 45' wide with rounded flares (face of curb radii 30'). This driveway shall be designed with no drainage gutter across the driveway, unless otherwise approved by the Department of Public Works; and
 - c. Meadowview Road, west driveway: 35' wide with standard flares;
- D71. Freeport Boulevard driveway. Driveways on Freeport Boulevard are currently not allowed due to its designation as a controlled access facility by the State Department of Transportation. The driveways will be allowed if a) the State downgrades the control requirements or b) the State relinquishes control of the right-of-way to the City. If the driveways are allowed, they shall be designed as follow:
- a. South driveway: 35' wide with standard flares; and
 - b. North Driveway: 45' wide with rounded flares (face of curb radii 30'). This driveway shall be designed with no drainage gutter across the driveway, unless otherwise approved by the Department of Public

Works

If the right-of-way is not relinquished to the City, and the State allows the driveways, the design shall be subject to Caltrans' design standards and encroachment permit process in addition to approval by the City;

- D72. Truck Routing: Home Depot shall work with its suppliers and their drivers to maintain safe and efficient truck routing to and from the site as follows:
- a. Trucks entering the site from the east, on Meadowview Road, shall enter the site via the east Meadowview Road driveway or the north driveway on Freeport Boulevard. Trucks shall not turn right from westbound Meadowview Road onto Amherst Street; and
 - b. Trucks approaching from the north, west, or south shall enter the site via the Amherst Street driveway until such time that the driveways on Freeport Boulevard are allowed. When the Freeport Boulevard driveways are constructed, these trucks shall use the north Freeport Boulevard driveway;
- D73. Place the following regulatory sign (black letters, white background) on the northeast corner of the Meadowview Road/Amherst Street intersection: "Trucks With 4 or More Axles -No Right Turn";
- D74. Reconstruct the median in Meadowview Road to provide a standard (200' plus transition) left turn pocket at the Freeport Boulevard intersection, and to restrict turns at the driveways as follows:
- a. West driveway: right turns in and out only will be allowed; and
 - b. East driveway: right turns in and out, and left turns in will be allowed. Left turns out of the site shall be prohibited.

Construction of the median to the Amherst Street intersection will be required unless deemed otherwise by the Department of Public Works;

- D75. Construct a median in Freeport Boulevard (north of Meadowview) to provide a standard (200' plus transition) left turn pocket at the Meadowview Road intersection, and to restrict turns at the driveways as follows:
- a. South driveway: right turns in and out only will be allowed; and
 - b. North driveway: right turns in and out, and left turns into of the site will

be allowed. Left turns out of the site will not be allowed.

This median will need to be extended north of the site to create the southbound left turn pocket at the northerly driveway. If the right-of-way is not relinquished to the City, median design shall be subject to Caltrans' design standards and encroachment permit process in addition to approval by the City;

- D76. Medians in Freeport Boulevard and Meadowview Road shall include landscaping per City standards. Trees to be planted within these medians shall consist of Elm, Larch, Hornbeam, Maple and/or Beech, if determined by the Department of Public Works and the City Arborist that these species will allow adequate stopping sight distance for turns. Non-landscaped portions (e.g., adjacent to turn lanes) shall include an aesthetic treatment (e.g., cemented cobbles);
- D77. Construct full frontage improvements per City standards, where not existing. Reconstruct deteriorated curb, gutter and sidewalk adjacent to the site to the satisfaction of the Department of Public Works. Reconstructed sidewalk may have to be separated from the curb, as noted elsewhere in these conditions;
- D78. City street standards adopted in 1999 include a landscape planter between the curb and sidewalk along four-lane roadways (i.e. Freeport Boulevard and Meadowview Road). Site improvement shall include separating the existing sidewalk along Meadowview Road for 40 feet on either side of the driveways, between the required right turn lane at Freeport Boulevard and the existing gas station (northwest corner of Meadowview road and Amherst Street). Public Works shall determine the specific limits and location of the separated sidewalk upon review of existing utilities, condition of existing paving, and other topographic details. Public Works may also reduce the required length of separated sidewalk, if deemed appropriate;
- D79. Reciprocal ingress, egress, parking and maneuvering easements shall be dedicated between the parcels upon transfer of title;
- D80. Signs, walls, fences, landscaping, etc. shall not block stopping sight distance (as required by the Caltrans Highway Design Manual) at the driveways or intersections. In addition, signs shall be located a minimum of 10 feet from driveways and public rights-of-way. Landscaping within the sight lines of intersections/driveways shall be limited to 3.5' tall at maturity, including any mounding;
- D81. The number, type, and location of handicap parking spaces shall be provided per ADA requirements;

- D82. Driveways on Freeport Boulevard and Meadowview Road shall have a minimum of 150' of stacking distance from the street right-of-way to parking aisles or stalls;
- D83. Dedicate right-of-way, if needed, and construct right turn deceleration lanes, to the satisfaction of the Department of Public Works, at the south driveway on Freeport Boulevard (if driveways are allowed) and the east driveway on Meadowview Road. If the Freeport Boulevard driveway is not relinquished to the City, additional Caltrans' requirements may be necessary;
- D84. It is possible that Caltrans will not agree to relinquish the Freeport Boulevard right-of-way before this project is ready for occupancy. In such case, the City may opt to defer all or some of the public improvements (including the intersection modifications, driveways, medians, landscaping, street lights, etc.) required along Freeport Boulevard. The City may defer these improvements if:
- a. The relinquishment will not occur prior to occupancy; and
 - b. The City and Caltrans cannot come to agreement on the design of the required public improvements.

Improvements shall be secured with a bond, letter of credit or similar suitable mechanism as determined by the City; and

- D85. Installation of the traffic signal at Pocket Road/I-5 Northbound ramp intersection: Prior to the issuance of any Building Permit, the Building Division shall require that the traffic signal construction plans have been designed to the satisfaction of the Department of Transportation (Caltrans) and the Department of Public Works. The traffic signal shall be installed prior to the issuance of any Final Permits, Certificate of Occupancy, or Certificate of Completion by the Building Division.

If deemed necessary by the applicant, in addition to constructing the traffic signal, the applicant shall enter into an agreement satisfactory to the City which provides:

- a. for the possible reimbursement to Applicant, at the sole discretion of the City, of some or all of the costs of the traffic signal from funds received by the City from other sources. It is agreed and understood that the City may, in its sole discretion, seek additional funding for the traffic signal through a variety of mechanisms, including but not limited to the establishment of a fee or fee mechanism, the formation of a fee or assessment district, or otherwise seeking funding from future projects in the vicinity that benefit from the installation of the traffic

signal. It is agreed and understood that the deposit of the full funding for the traffic signal by Applicant is not conditioned upon reimbursement of Applicant by the City of any of the cost of the traffic signal; that reimbursement of Applicant of some or any of the costs of the traffic signal is discretionary solely with City, and that reimbursement is dependent upon a determination by the City in its sole discretion that reimbursement pursuant to one or more mechanisms is lawful, permissible, and appropriate.

For purposes of this condition, the cost of the traffic signal shall include the full costs associated with development, construction and installation of the traffic signal, including but not limited to the following: design, plan preparation, all necessary approvals, review fees, construction, inspection and City administrative costs.

Department of Utilities Conditions

- D86. Prepare a drainage study to show that this project will provide no net increase in runoff by providing an on-site or off-site detention facility for review and approval of the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities;
- D87. 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);
- D88. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a private reciprocal drainage easement must be recorded;
- D89. A water distribution system, designed and constructed to the satisfaction of the Department of Utilities, Engineering Services Division, shall be installed in Meadowview Road and Freeport Boulevard for the proposed development. The water distribution main in Freeport Boulevard may be deferred to development of Parcel A. The existing Transmission Main through the site, and in Meadowview Road, cannot be tapped for domestic service, fire taps or irrigation taps;

D90. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:

- a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch; or
- b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval;

D91. 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. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;

D92. This project is greater than 5 acres (18 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;

D93. 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;

- D94. 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 draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures;
- D95. There is a fee of \$176 per acre to be given to the Department of Utilities for the study of storm drainage basin 33-34;
- D96. Properly abandon the existing 5 foot PUE recorded per Plat of Carella Gardens No. 5 recorded in Book 59, Page 13, Sacramento County;
- D97. Properly abandon the existing 10 foot non-exclusive Right of Way for pipeline per Deed recorded in Book 750331, Page 582, Official Records;
- D98. Prior to issuance of a building permit, Impact fees shall be paid to Sacramento Regional County Sanitation District (SRCSD) in accordance with Regional Connection Fee Ordinance SRCSD-0082; and
- D99. Remove all existing structures and slabs.

Advisory Notes:

- D100. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel;
- D101. Multiple fire services are allowed per parcel and may be required;
- D102. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
- D103. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded; and
- D104. The proposed project is located in the 100-year floodplain, designated as an AR zone (Elevation 18.0) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone the following regulations will apply:

- a. All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower; and
- b. Commercial projects will have the option of flood proofing in lieu of the elevation requirement.

In areas where two flood zones exist concurrently (e.g. AR/AE), the designation with the highest development standard applies.

Special Note: The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

E. The Variance to allow two multi-tenant signs for a proposed retail/commercial development is hereby approved subject to the following conditions of approval which shall be complied with prior to issuance of any sign permits, unless otherwise noted:

- E1. The applicant/developer shall submit a complete sign program for the entire shopping center complex to the Planning Director for review and approval prior to issuance of any sign permits. The sign program shall include the following requirements: all signs shall comply with the City Sign Ordinance; all attached signs shall be individual letters (no "can" signs); and all detached signs shall be setback a minimum of 10 feet from property lines;
- E2. The height of the existing pylon sign shall be reduced to 35 feet;
- E3. The following shall be recorded on the deeds of Parcels A, B, C and D as shown on Exhibit 1b prior to issuance of any sign permits. Proof of recording shall be submitted with any sign permit application(s):

Parcel A

- 1) A second detached sign shall not be permitted on the subject site unless a Variance is approved by the City Planning Commission;

- 2) The property owner shall maintain the necessary access easements and agreements in order to allow adequate maintenance and repair of the detached multiple tenant monument sign by the businesses within the Meadowview Plaza Shopping Center (see Exhibit 1b, Parcels A-E); and
- 3) The detached multiple tenant monument sign shall be constructed and maintained for the businesses to be located within the Meadowview Plaza Shopping Center located at the northeast corner of Freeport Boulevard and Meadowview Road.

Parcel B

- 1) A maximum 48 square foot detached sign advertising the name of the shopping center only, is permitted at the corner of Freeport Boulevard and Meadowview Road; and
- 2) A second detached sign shall not be permitted on the subject site as long as a multiple tenant monument sign is located on Parcel A and a multiple tenant pylon sign is located on Parcel C as shown on Exhibit 1b.

Parcel C

- 1) A second detached sign shall not be permitted on the subject site unless a Variance is approved by the City Planning Commission;
- 2) The detached multiple tenant pylon sign shall be constructed and maintained for the businesses to be located within the Meadowview Plaza Shopping Center located at the northeast corner of Freeport Boulevard and Meadowview Road (Parcels A-E on Exhibit 1b); and
- 3) The property owner shall maintain the necessary access easements and agreements in order to allow adequate maintenance and repair of the detached multiple tenant pylon sign by the businesses within the Meadowview Plaza Shopping Center.

Parcels D and E

A detached sign shall not be permitted on the subject site as long as a multiple tenant monument sign is located on Parcel A and a multiple tenant pylon sign is located on Parcel C as shown on Exhibit 1b.

- E4. Any other deviations from the sign ordinance (excepting the number of

signs approved with this Variance) will require additional review and possible additional Planning Entitlements;

- E5. The proposed monument sign shall not exceed twelve feet in height;
 - E6. The proposed monument sign shall comply with the City Sign Ordinance and the Meadowview Plaza Sign Guidelines (Exhibit 1h) in regards to overall sign area and location; and
 - E7. The existing billboard located on Freeport Boulevard and the two billboards on Meadowview Road shall be removed prior to issuance of a sign permit.
- F. The Lot Line Adjustment to merge fifteen existing parcels into five parcels is hereby approved subject to the following conditions of approval which shall be complied with prior to issuance of any grading or building permits, unless otherwise noted:

Planning Division Conditions

- F1. The existing billboard located on Freeport Boulevard and the two billboards on Meadowview Road shall be removed prior to a lot merger being recorded for the properties involved; and
- F2. The existing slab located between the proposed parcels C and D shall be removed prior to a lot merger being recorded for the properties involved.

Public Works Department Conditions

The applicant shall complete the following at the Public Works Department, Engineering Services Division, prior to a lot merger being recorded:

- F3. Approval of the lot merger is contingent upon approval of the Rezone included in this planning application (P99-028);
- F4. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, including a certified legal description, and pay necessary fees;
- F5. File a waiver of Parcel Map; and
- F6. Pay off or segregate any existing assessments.

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Department of Utilities Conditions

The following conditions shall be satisfied prior to issuance of a Certificate of Compliance:

- F7. Only one domestic water service per parcel is allowed. The excess domestic water services must be abandoned to the satisfaction of the Department of Utilities, Customer Services. The Applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. (Note: There are 12 existing 1-inch services to the 12 existing lots adjacent to Amherst Street.);
- F8. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a private reciprocal drainage easement must be recorded, to the satisfaction of the Department of Utilities, Engineering Services; and
- F9. Notice: Property to be adjusted/merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200.

CHAIRPERSON _____

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P97-107)

Exhibit 1a	Mitigation Monitoring Plan
Exhibit 1b	Lot Line Adjustment Exhibit
Exhibit 1c	Proposed Legal Descriptions
Exhibit 1d	Home Depot Site Plan
Exhibit 1e	Home Depot Landscape Plan
Exhibit 1f	Home Depot Elevations
Exhibit 1g	Home Depot Floor Plans
Exhibit 1h	Home Depot Preliminary Sign Program/Sign Plans