



# REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING**  
December 14, 2006

To: Members of the Planning Commission

**Subject: Straw Hat Pizza (P06-176)**

Project Description: A request to allow the development of a 6,411 square foot restaurant on a  $\pm 0.9$  acre parcel in the Highway Commercial (HC-PUD) zone within the Natomas Crossing Planned Unit Development in the North Natomas Community Plan Area.

- A. Environmental Determination: Addendum to previous Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. PUD Schematic Plan Amendment to the Natomas Crossing Schematic Plan – Area 3.
- D. Plan Review to construct a 6,411 square foot restaurant on  $\pm 0.9$  acres in the Highway Commercial (HC-PUD) zone;

**Location/Council District:**

4441 East Commerce Way, Sacramento, CA 95834

Assessor's Parcel Number 225-1960-021

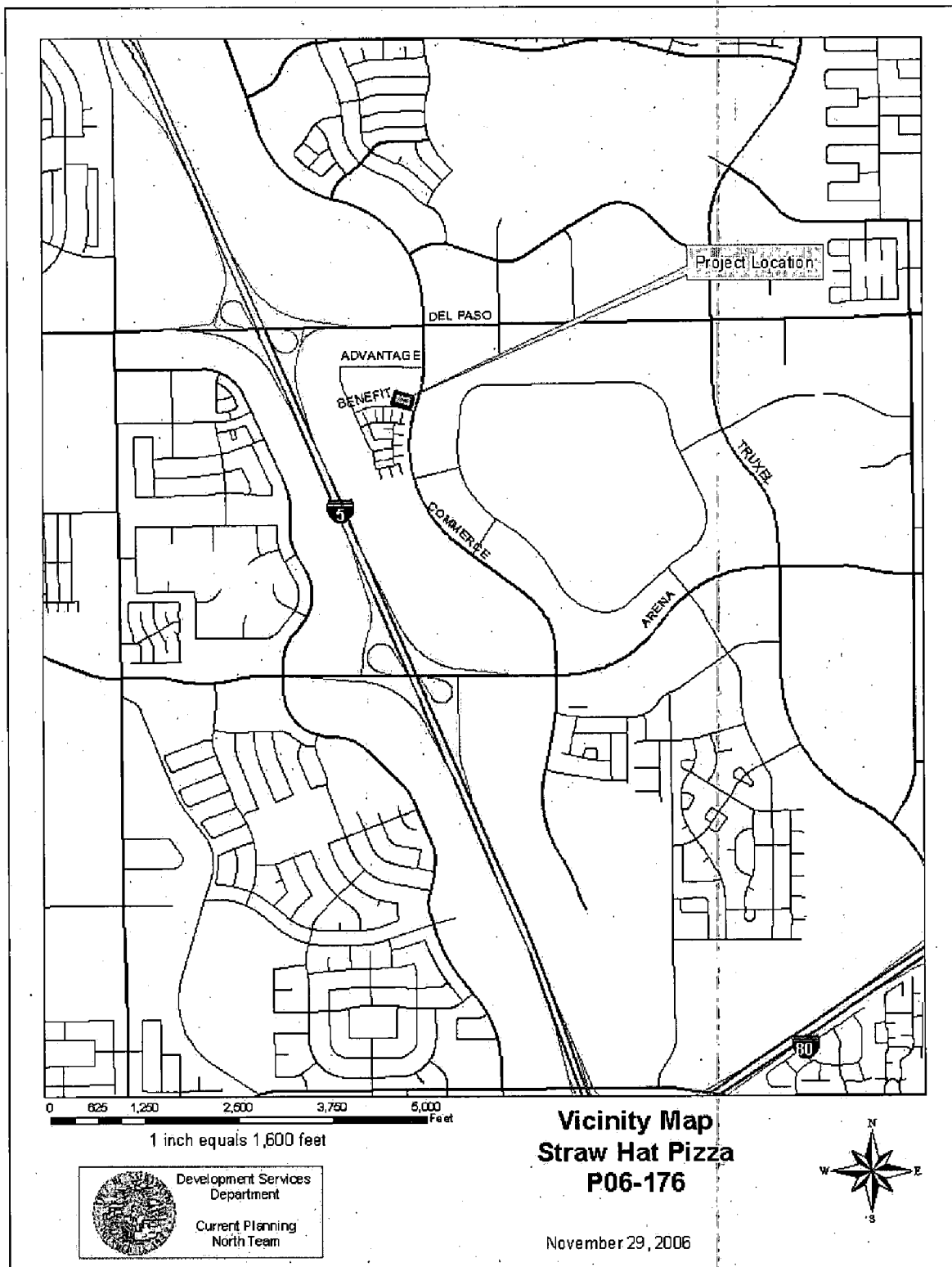
Council District 1

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. **At the time of the writing of this report, all issues were resolved.** The Commission has final approval authority over items A-D above, and its decision is appealable to City Council.

**Contact:** Matthew Joseph, Assistant Planner Ph: (916) 808-5714, Greg Bitter, Senior Planner, Ph: (916) 808-7816

**Applicant/Owner:** Clark Rupp, Owner, Ph: (925) 634-3664, 6680 Lonetree Way, Brentwood, CA 94513

Insert Vicinity Map Here



**Summary:** The applicant proposes to develop a 6,411 square foot restaurant on a  $\pm$  9-acre lot in North Natomas. Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood.

**Table 1: Project Information**

<b>General Plan designation:</b> Mixed Use
<b>North Natomas Community Plan designation:</b> Highway Commercial
<b>PUD designation:</b> Highway Commercial
<b>Existing zoning of site:</b> HC-PUD (Highway Commercial-Planned Unit Development)
<b>Existing use of site:</b> vacant
<b>Property area:</b> $\pm$ .87 gross acres

**Background Information:** On June 24, 1997, the City Council approved a Development Agreement and Rezone (P96-084) to designate this area as the Natomas Crossing Area 3 Planned Unit Development (PUD). Also approved were development guidelines and a schematic plan for the PUD. On May 8, 1997, the Planning Commission approved a Tentative Master Parcel Map for the site (P96-084). The current project site is Parcel 17 of the Natomas Crossing Area 3 Planned Unit Development area.

On June 25, 2002, the City Council approved a General Plan Amendment, Community Plan Amendment, and a Rezone (P01-028) to re-configure the land use designations for the overall Natomas Crossing Area 3 PUD area. Also approved were PUD development guidelines and schematic plan amendments. The subject site was designated for 1,125-4,000 square feet of Highway Commercial (Gas Station) use.

The applicant is now requesting a Plan Review to develop a 6,411 square foot restaurant in the Highway Commercial Planned Unit Development (HC-PUD) zone in the Natomas Crossing Area 3 Planned Unit Development and a PUD schematic plan amendment to re-designate the site to allow for the development of the restaurant.

**Public/Neighborhood Outreach and Comments:** The project proposal was routed to various neighborhood associations including the Natomas Chapter Partnership for Active Communities, North Natomas Alliance and WALKSacramento. Staff has not received any comments to date.

**Environmental Considerations:** The Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Straw Hat Pizza (P06-176) is determined to fall within the scope of the Negative Declaration for the Natomas Crossing Area 3 PUD (P01-028) adopted on June 6, 2002.

An Addendum to the adopted Natomas Crossing Area 3 PUD Negative Declaration has been prepared in accordance with CEQA Guidelines Section 15164. The Addendum

describes the proposed development of the Straw Hat Pizza project and evaluates the potential environmental effects of the proposed project and provides justification for use of an Addendum. The analyses and mitigation measures in the Adopted Negative Declaration are applicable as amended in the Straw Hat Pizza project Addendum. With implementation of the mitigation measures identified in the Addendum, the proposed project will result in less-than-significant impacts to the physical environment. Therefore, it is recommended that the Planning Commission consider the previously approved Mitigated Negative Declaration for the Natomas Crossing Area 3 PUD (P01-028) and the Straw Hat Addendum to the adopted Natomas Crossing Area 3 PUD Negative Declaration.

### **Policy Considerations:**

#### *General Plan Goals and Policies:*

The proposed project is consistent with the land use designation of Mixed Use and the following applicable policies of the General Plan:

- 1) Enhance and maintain the quality of life by adhering to high standards for project plan and evaluation, such as protection of the urban and natural environment, improved air quality, and quality design. (Goal P, Section 1-30).
- 2) Actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents. (Goal P, Section 1-32).
- 3) Approve development in the City's new growth area that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments (Goal P, Section 1-33).

The proposal is consistent with the General Plan land use designation of Mixed Use. By following the Community Plan guidelines, Natomas Crossing PUD guidelines, mitigation measures of the previously approved negative declaration, and the conditions of this project, this proposal will support the General Plan policies listed above. The project has quality design, will provide employment opportunities and will also be compatible with the surrounding land uses.

#### *North Natomas Community Plan:*

The North Natomas Community Plan (NNCP) designates the subject site as Highway Commercial. The proposal is consistent with the following Community Plan goals and policies:

- Provide commercial facilities that meet the daily and weekly needs of and are convenient to North Natomas residents, workers, and visitors. (p. 25)
- Development Guidelines: Any development in a commercial area shall comply with the North Natomas Development Guidelines as well as the specific PUD

Development Guidelines. (p. 28)

- **Bicycle Parking:** Bicycle parking is required at every site that requires automobile parking. The number of parking spaces required is indicated in the Zoning Ordinance. Bicycle parking shall be: 1) intentionally visible, 2) convenient, 3) secure, and 4) attractive. (p. 46)

By following the Natomas Crossing PUD Guidelines and the conditions of the project, this proposal will support the North Natomas Community Plan policies. The proposal has quality design, will provide additional employment in North Natomas, and is compatible with surrounding uses.

*General Plan Update Vision and Guiding Principles:*

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians (pg. 3).
2. Promotes strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook (pg. 4).

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

**Project Design:**

**Land Use**

*PUD Schematic Plan Amendment*

The existing PUD schematic plan allows a range of 1,125 to 4,000 square feet (gas station) for this parcel. The proposed square footage of the restaurant is 6,411 square feet, which exceeds the maximum amount of square footage allowed for this parcel in the Natomas Crossing PUD – Area 3 Schematic Plan (P01-028). Although the increase in square footage is minor, the increase will require an amendment to the Natomas Crossing PUD – Area 3 Schematic Plan. Per Section 17.180.050 of the Zoning Ordinance, the Planning Commission may grant the amendment of a PUD Schematic Plan provided that each of the following conditions is met:

1. The proposed amendments do not alter the height or setback requirements by more than 5 feet or ten (10) percent, whichever is greater, than that set for in the PUD Guidelines; and
2. The proposed amendments do not change the types or intensity of land uses.

Staff is supportive of the increase in the maximum amount of square footage for this site and is therefore supportive of the Schematic Plan Amendment. While the square footage allowed on the parcel is increasing, the change from gas station to restaurant is not considered a change in the approved type or intensity at the site. Therefore, this schematic plan amendment may be approved by the Planning Commission.

#### *Plan Review*

The applicant is requesting a Plan Review to develop a 6,411 square foot restaurant on  $\pm 0.87$  acres in the Highway Commercial Planned Unit Development (HC-PUD) zone (Exhibits 1B-1F). The project is required to meet the following findings:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed Straw Hat Pizza restaurant is a use that is consistent with the Mixed Use general plan land use designation, Highway Commercial community plan designation and applicable policies related to commercial development.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Staff has reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The design of the project complies with applicable setback, lot coverage, density, height and parking regulations. Conditions have been added to ensure compliance with landscaping requirements.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed structure will adhere to all applicable zoning and building code requirements and will complement adjacent developments; therefore the proposal will not pose a threat to the public health nor be injurious to the surrounding area.

**Access, Circulation and Parking**

Following is a summary of the proposed vehicular and bicycle parking:

<b>Table 2: Parking</b>			
<b>Use</b>	<b>Required Parking</b>	<b>Proposed Parking</b>	<b>Difference</b>
Restaurant	56 Spaces	58 Spaces	+2

<b>Table 2a: Bicycle Parking</b>			
<b>Total parking provided</b>	<b>Required bicycle parking</b>	<b>Provided bicycle parking</b>	<b>Difference</b>
56 stalls	3	5	+2

As indicated above, the project meets or exceeds parking requirements.

Vehicle Parking: The proposal is required to provide a minimum of 1 space per every 3 seats. The applicant is proposing a maximum of 168 seats in the restaurant; therefore the proposal is required to provide a minimum of 56 parking spaces. The applicant is proposing a total of 58 parking spaces. Of the 58 parking spaces, the applicant is proposing 18 compact spaces and 2 accessible parking spaces.

A majority of the parking spaces are located away from East Commerce Way, which is encouraged by the North Natomas Community Plan and the Natomas Crossing PUD Guidelines. A portion of the parking area is visible from East Commerce Way. This parking area will be partially screened by landscaping between the sidewalk and the proposed parking area. Vehicular access to the parking area is provided off of the private alley, which gains access off of Benefit Way. No vehicular access is provided off of East Commerce Way.

Bicycle Parking: The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. The proposal is required to provide a minimum of 56 parking spaces; therefore they are required to provide three (3) bicycle parking spaces (two Class I bicycle parking spaces and one Class I, II, or III bicycle parking spaces). The current project site plan does not indicate where the Class I (lockers) will be located on site. The proposal will be conditioned to provide two Class I lockers within close proximity to the proposed building.

Pedestrian Circulation: Pedestrian connections are provided to East Commerce Way to the east, to Benefit Way to the south and to the private alley to the west. Additional pedestrian connects to the properties to the west (vacant) and north (vacant) will also be required. Pedestrian connections through parking lots and driveways will be required to

be depicted with alternative paving and/or materials. The proposed pedestrian connections are consistent with the Natomas Crossing PUD guidelines, which states, "Internal surface parking lots should provide multiple pedestrian linkages to adjacent properties" (p. 67).

Transportation Management/Air Quality Plans (TMAQP): The applicant will implement air quality mitigation strategies by complying with the requirements of the 1994 North Natomas Community Plan regarding TMAQPs. The applicant shall prepare a project specific AQ/TMP or show compliance with an existing AQ/TMP. The City's alternate modes coordinator shall approve the AQTMP or confirm compliance with an existing AQ/TMP.

### Height, Bulk and Setbacks

The restaurant will be located a minimum of: 12'6" from East Commerce Way to the east; 12'6" from Benefit Way;  $\pm 65'$  from the property line to the north; and  $\pm 120'$  from the property line to the west. The proposal is consistent with the setbacks required in the Natomas Crossing PUD guidelines.

Table 3: Height and area standards			
Standard	Required	Proposed	Deviation?
Height	35'	29'	no
Front setback	12'6"-30'	12'6"	no
Side setback	0'	$\pm 65'$	no
Street side setback	12'6"	12'6"	no
Rear setback	0'	$\pm 120'$	no
Lot coverage	40% max.	<20%	no

As indicated above, the project meets or exceeds all applicable height and area requirements.

### Building design, signage and landscaping

The proposed restaurant is being developed with an orientation towards the southeast corner of the lot with the main entry into the building facing to the north. The floorplan includes dining areas, a raised dining-area, banquet room and arcade. The windows in the eating areas are located on the northern (facing the vacant lot), eastern (facing East Commerce Way), and southern (facing Benefit Way) portions of the building. The proposed exterior building materials include plaster, tile, and glass and metal panels.



A signage plan was not submitted with the proposal. All signage is required to comply with the Natomas Crossing PUD guidelines and the City's sign ordinance (when applicable). All detached signs will be required to be monument type signs. Staff will condition the project to provide a comprehensive sign program for the building and subject to review by the Development Services Planning Manager prior to the issuance of any building permits.

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 the parking area and any driveways or maneuvering areas 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.

### **Recommendation**

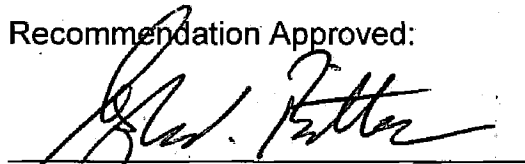
Staff finds that the proposed development is consistent with the North Natomas Community Plan designation of Highway Commercial; the development of the site is consistent with applicable city standards in relation to utilities, access roads, sanitation and drainage; the property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements; and the development will not be detrimental to the public welfare nor result in the creation of a public nuisance in that 1) the project use is compatible with the uses in the vicinity of the project site; 2) Adequate landscaping, vehicle circulation, maneuvering and parking is provided; and 3) The architectural design of the proposed building is consistent with the PUD guidelines. Therefore, staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by:



MATTHEW JOSEPH  
Assistant Planner

Recommendation Approved:



GREG BITTER  
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	3-D Rendering
Exhibit 1C	Landscape Plan
Exhibit 1D	Site Plan
Exhibit 1E	Floor Plan
Exhibit 1F	Building Elevations
Attachment 2	Land Use & Zoning Map

**Attachment 1**

**Proposed Findings of Fact and Conditions of Approval  
Straw Hat Pizza (P06-176)  
4441 East Commerce Way**

**Findings Of Fact**

**A. Environmental Determination: Addendum to an Adopted Mitigated Negative Declaration.** The Planning Commission **approves** the Addendum to an Adopted Mitigated Negative Declaration, based upon the following findings:

1. The Planning Commission finds as follows:

a. On June 6, 2002, the City Council approved the Mitigated Negative Declaration, adopted the Mitigation Monitoring Plan and approved the necessary entitlements to configure the land use designations and zoning for the 298.5 gross acre project site establishing Development Area 3 of Natomas Crossing PUD (P01-028).

b. The Straw Hat Pizza project (P06-176) proposes to modify the previously approved project as follows:

**PUD Schematic Plan Amendment** to amend Parcel 17 of the Natomas Crossing PUD – Area 3 PUD Schematic Plan to increase the maximum square footage from 4,000 square feet to ±6,500 square feet

**Plan Review** to develop a 6,411 square foot restaurant on ±.87 net acres in the Highway Commercial Planned Unit Development (HC-PUD) zone of the Natomas Crossing Area 3 PUD

c. The City of Sacramento's Environmental Planning Services conducted an Initial Study on the project modification and determined that the proposed changes to the original project did not require the preparation of a subsequent environmental impact report or negative declaration. An addendum to the previously adopted MND was then prepared to address the modification to the project.

2. The Planning Commission has reviewed and considered the information contained in the previously adopted MND for the Project, the Addendum and all oral and documentary evidence received during the hearing on the Project Modification. The Planning Commission has determined that the previously adopted MND and the Addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

- a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- c. No new information of substantial importance has been found that shows any of the following:
  1. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;
  2. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;
  3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or
  4. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.
3. Based on its review of the previously adopted MND for the Project, the Addendum and all oral and documentary evidence received during the hearing on the Project Modification, the Planning Commission finds that the MND and Addendum reflect the Planning Commission's independent judgment and analysis and approves the MND and the Addendum for the Project Modification and reapproves the findings of fact in support of the MND.
4. A revised mitigation monitoring program is approved for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the plan, based on the following findings of fact.
5. The documents and other materials that constitute a record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA

95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152 (a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

**B. Mitigation Monitoring Plan:** The Mitigation Monitoring Plan is **approved** based upon the following findings of fact and Conditions of Approval:

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 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; and
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the plan.

**C. The PUD Schematic Plan Amendment** to amend Parcel 17 of the Natomas Crossing PUD – Area 3 PUD Schematic Plan to increase the maximum square footage from 4,000 square feet to ±6,500 square feet is **approved** based upon the following findings of fact:

1. The PUD amendments conform to the General Plan and the North Natomas Community Plan goals and policies to enhance and maintain the quality of life in the city;
2. The PUD amendments do not change the type or intensity of land use for the subject property;
3. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
4. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the

PUD ensures that development will be well designed, and that the commercial use will not create a negative impact on adjacent uses.

- D. Plan Review** to develop a 6,411 square foot restaurant on  $\pm .87$  net acres in the Highway Commercial Planned Unit Development (HC-PUD) zone of the Natomas Crossing Area 3 PUD is approved based upon the following findings of fact and Conditions of Approval:
1. The proposed development is consistent with the North Natomas Community Plan designation of Highway Commercial;
  2. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage;
  3. The property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements; and
  4. Granting the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - a. The project use is compatible with the uses in the vicinity of the project site;
    - b. Adequate landscaping, vehicle circulation, maneuvering and parking are provided; and
    - c. The architectural design of the proposed building is consistent with the PUD Guidelines.

**Conditions Of Approval**

**B. Mitigation Monitoring Plan**

- B1. If subsurface archaeological or historical remains including unusual amounts of bones, stones or shells are discovered during excavation or construction, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop. If necessary, further mitigation measures to reduce any archaeological impact to a less-than significant level before construction continues.
- B2. Recommended by Peak and Associates, a "professionally qualified archaeologist (shall) be present during surface and subsurface modifications to the site area" during the implementation of the Proposed Project (Neuenschwander, 1987). If an intact subsurface component is encountered during monitoring activities at the site, then the NNCP requires that all land alteration work in the general vicinity of the find be halted. A formal test excavation plan should be developed in consultation with the State Historic Preservation Officer and the other interested

parties. Additionally, if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site work shall stop immediately and the County Corner shall be contacted. If the remains are determined to be Native American, the corner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for reinternment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out. Where possible, any significant cultural resources found will be preserved on-site, per the NNCP preference

- D. **Plan Review** to develop a 6,411 square foot restaurant on  $\pm .87$  net acres in the Highway Commercial Planned Unit Development (HC-PUD) zone of the Natomas Crossing Area 3 PUD.

**Planning:**

- D1. Development of this site shall be in compliance with the attached exhibits (Exhibits 1B through 1F), except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- D2. Comply with all requirements included in the Mitigation Monitoring Plan (Exhibit 1A) for P06-176.
- D3. Obtain all necessary building permits prior to construction.
- D4. Comply with all applicable conditions of the Natomas Crossing Planned Unit Development Guidelines.
- D5. Landscaping plans shall be submitted to the Building Division – Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs shall be maintained at a maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- D6. Lighting:
- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
  - b. All open parking lots shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one-half hour before sunset until

one-half hour after sunrise. All lighting devices shall be equipped with weather and vandal-resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

- c. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.
- D7. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- D8. The trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including perimeter landscaping, masonry walls, and a solid metal gate.
- D9. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050) and the Transportation Management Plan (TMP) approved for the area. Provide two Class (I) lockers within close proximity to the building.
- D10. Prior to issuance of a building permit the applicant will submit a project specific AQ/TMP for review and approval by the City's Alternate Modes Coordinator or show compliance with an existing AQ/TMP.
- D11. All signage shall comply with the Natomas Crossing PUD guidelines. When the guidelines are silent or non-specific, signage is required to comply with the Highway Commercial (HC) section of the City of Sacramento's Sign Ordinance, except that all detached signs shall be monument signs.
- D12. Pedestrian connections are required to the properties to the north and west. The applicant shall cooperate with the property owners to the north and west to match the pedestrian connections on their property. Pedestrian connections shall be to the satisfaction of the Planning Director.

**Development Engineering:**

- D13. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- D14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. Any existing site driveway shall be reconstructed (if necessary) to meet the City standards to the satisfaction of the Development Engineering Division.



- D15. The minimum throat distance for all site driveways shall be 40-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- D16. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- D17. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- D18. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25-ft sight triangle). Walls shall be set back 3-ft behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5-ft in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

**Fire:**

- D19. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 901.3) Failure to comply will result in the job site shut down until timing and installation requirements are met.
- D20. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.
- D21. Buildings that exceed 4,999 square feet must be fitted with an approved automatic fire sprinkler system. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- D22. Provide appropriate Knox access for site.

**Solid Waste Division:**

- D23. Recycling capacity be met or exceeded.
- D24. A recycling program be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- D25. This project shall be conditioned to divert construction waste. The project proponent should plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer should submit the following information to the Solid Waste Division: Method of recovery, hauler

information, disposal facility, diversion percentage and weigh tickets documenting disposal and diversion.

**Utilities:**

- D26. All easements shall be shown on the improvement plans.
- D27. All onsite water and storm drain facilities shall be private facilities maintained by the property owner.
- D28. Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
- D29. 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. The storm drain service tap shall drain on-site shed areas which are in general conformance with the master drainage study and shed map for the area. Furthermore, an on-site drainage study and shed map is required. The study shall include an overland release map for the proposed project and sufficient off-site and on-site spot elevations shall be provided to determine the direction of storm drain runoff. This study and shed map shall be approved by the Department of Utilities (DOU). The on-site storm drain system shall be sized per latest design runoff standards.
- D30. All on-site drainage systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- D31. Drain inlets shall be at least 6-inches above the 10-year HGL. The building pad elevation shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. The finished floor elevation shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling overland release.
- D32. Per City Code, the project may not develop in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- D33. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, the parcel shall only have one metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- D34. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

- D35. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks adjacent to public streets.
- D36. Place a minimum 2-inch diameter sleeve under the sidewalks along all public streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed at maximum 200 linear foot intervals prior to construction of sidewalks.
- D37. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD-1 requirements.
- D38. A grading plan showing existing and proposed elevations is required. The parcel shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- D39. This project is less than 1 acre in size; therefore, the project is not required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. The applicant, however, must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
- D40. Post construction (permanent), 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 in an area served by a regional water quality control facility, only source control measures are required. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

**County Sanitation District (CSD-1):**

- D41. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction. Private sewer service laterals will not be permitted to connect directly to the 48-inch diameter sewer line on East Commerce Way.

**Advisory Notes:**

**County Sanitation District (CSD-1):**

- D43. Developing this property may require the payment of sewer impact fees. The applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

**Building Division:**

- D44. A handicap parking stall shall be moved so that the shortest accessible path travel to the entry will be provided.
- D45. The raised dining area shall be handicap accessible.

**Parks:**

- D46. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,052. This is based on 6,411 square feet of restaurant (commercial retail/services/other) space at \$0.32 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

**Utilities:**

- D47. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
- D48. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

## Exhibit 1A (MMP)

MITIGATION MONITORING PLAN					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Natomas Crossing Area 3 PUD (P01-028)					
4.14 CULTURAL RESOURCES					
4. If subsurface archaeological or historical remains including unusual amounts of bones, stones, or shells) are discovered during excavation or construction work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop. If necessary, further mitigation measures to reduce any archaeological impact to a less-than significant level before construction continues.	Applicant	City Planning and Building Department	Place note on construction plans and specifications.  Implementation of measures in the field during grading and construction.		Measures shall be reflected on plans and undertaken during grading and construction.
5. Recommended by Peak and Associates, a "professionally qualified archaeologist (shall) be present during surface and subsurface modifications to the site area" during the implementation of the Proposed Project (Neuenschwander, 1987). If an intact subsurface component is encountered during monitoring activities at the site, then the NNCP requires that all land alteration work in the general vicinity of the find be halted. A formal test excavation plan should be developed in consultation with the State Historic Preservation Officer and the other interested parties. Additionally, if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of					

Exhibit 1B (3-D Rendering)

Straw Hat Pizza  
Natick, MA  
300 Massachusetts Ave.  
Natick, MA 01907  
508-552-1111

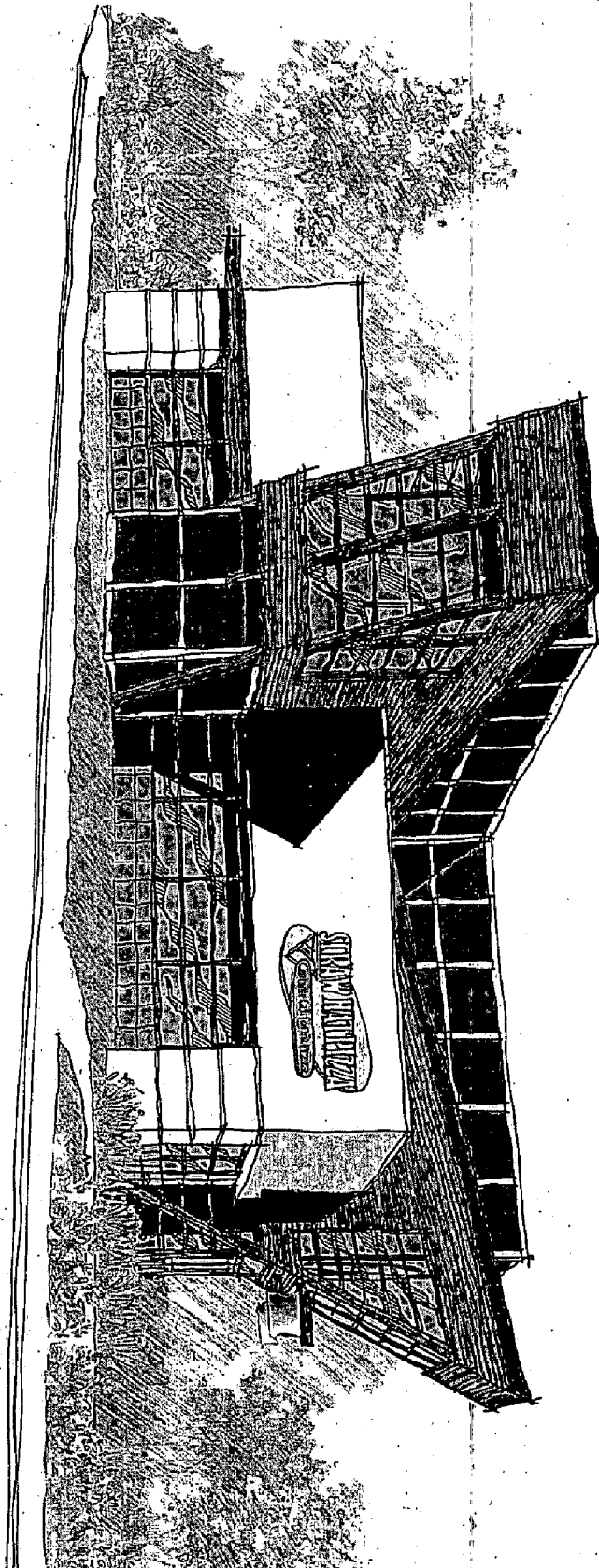
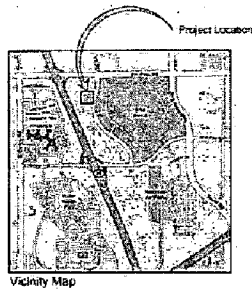


Exhibit 1C (Landscape Plan)

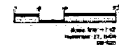
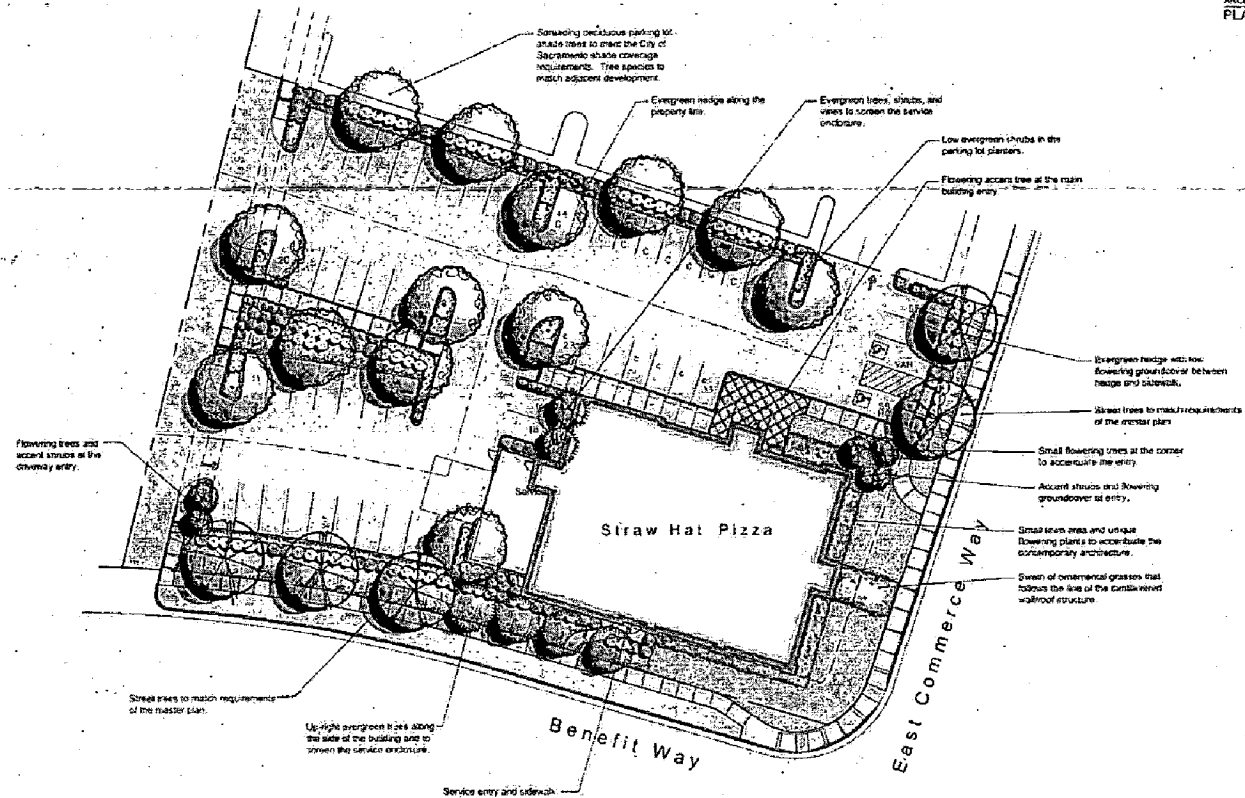


Preliminary Planting Legend

Tree	Quantity	Notes
Large tree	100	
Medium tree	100	
Small tree	100	
Shrub	100	
Flowering shrub	100	
Groundcover	100	
Grass	100	
Water feature	100	
Lighting	100	
Seating	100	
Signage	100	
Artwork	100	
Other	100	

Landscape Areas

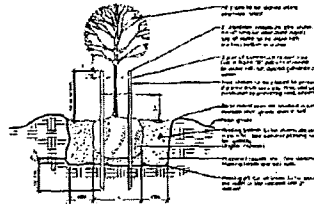
Area	Notes
1	Notes
2	Notes
3	Notes



Straw Hat Pizza  
Conceptual Landscape Plan

L0.1

Exhibit 1C (Landscape Plan)



Tree Planting and Staking

General Planting Notes

1. The contractor shall maintain the condition of the site during construction. All trees, shrubs, and plants shall be protected and replaced as needed. The contractor shall be responsible for the replacement of any trees or plants that are damaged or destroyed during construction.
2. All trees and shrubs shall be planted in the ground in the landscape. The contractor shall be responsible for the replacement of any trees or plants that are damaged or destroyed during construction.
3. All trees and shrubs shall be planted in the ground in the landscape. The contractor shall be responsible for the replacement of any trees or plants that are damaged or destroyed during construction.
4. All trees and shrubs shall be planted in the ground in the landscape. The contractor shall be responsible for the replacement of any trees or plants that are damaged or destroyed during construction.
5. All trees and shrubs shall be planted in the ground in the landscape. The contractor shall be responsible for the replacement of any trees or plants that are damaged or destroyed during construction.
6. All trees and shrubs shall be planted in the ground in the landscape. The contractor shall be responsible for the replacement of any trees or plants that are damaged or destroyed during construction.

\* Tree Root Barriers

- All trees planted on the site shall be protected by root barriers. The contractor shall be responsible for the installation of root barriers for all trees planted on the site. The root barriers shall be installed in accordance with the following specifications:
1. The root barriers shall be installed in the ground in the landscape.
  2. The root barriers shall be installed in the ground in the landscape.
  3. The root barriers shall be installed in the ground in the landscape.
  4. The root barriers shall be installed in the ground in the landscape.
  5. The root barriers shall be installed in the ground in the landscape.
  6. The root barriers shall be installed in the ground in the landscape.

Landscape Areas

Area	Size	Planting
Area 1	100 sq. ft.	Planting
Area 2	200 sq. ft.	Planting
Area 3	300 sq. ft.	Planting

PLANTING LEGEND

Symbol	Description	Quantity	Notes
Circle	Tree	1	Tree
Square	Shrub	2	Shrub
Triangle	Flower	3	Flower
Star	Grass	4	Grass
Circle with cross	Tree	5	Tree
Square with cross	Shrub	6	Shrub
Triangle with cross	Flower	7	Flower
Star with cross	Grass	8	Grass
Circle with dot	Tree	9	Tree
Square with dot	Shrub	10	Shrub
Triangle with dot	Flower	11	Flower
Star with dot	Grass	12	Grass

Parking Lot Shade Calculations

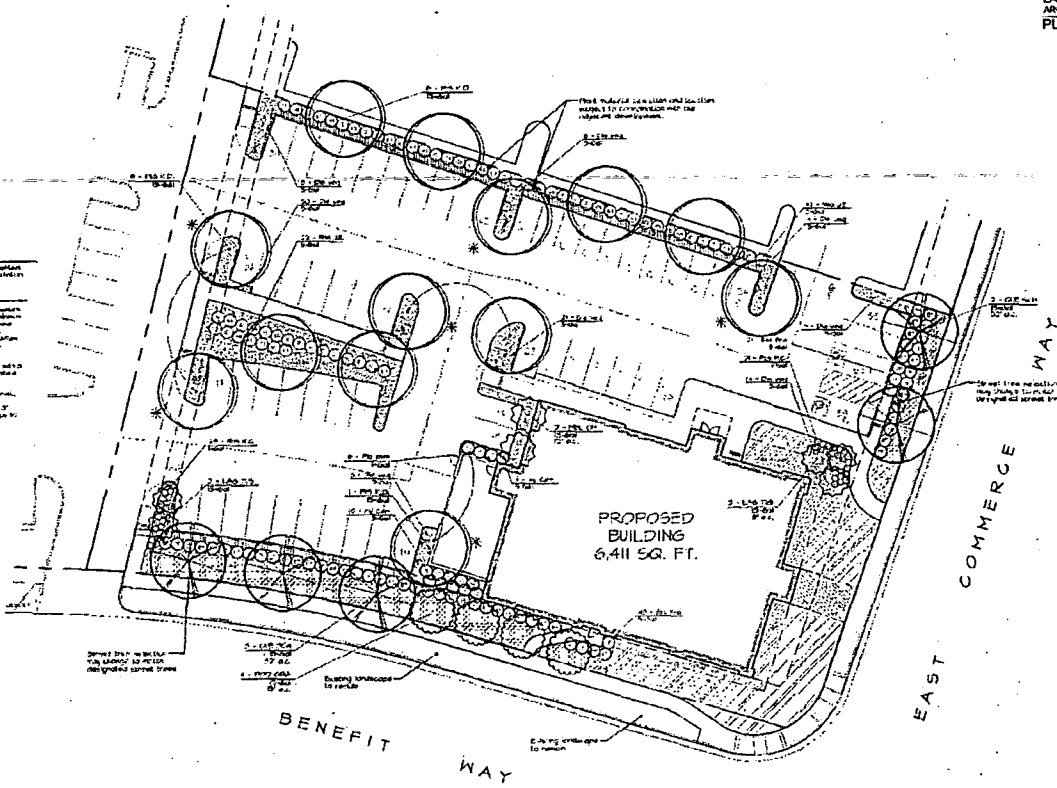
The ratios of the trees types are determined from the Sacramento City and County referenced standards and guidelines as well as the information collected from the site visit. The following table shows the calculated tree densities and the resulting shade coverage for the parking lot.

Tree Type	Ratio	Shade Coverage
Tree 1	1:100	10%
Tree 2	2:100	20%
Tree 3	3:100	30%
Tree 4	4:100	40%
Tree 5	5:100	50%

WATER USE CALCULATIONS

The water use calculations are based on the Sacramento City and County referenced standards and guidelines as well as the information collected from the site visit. The following table shows the calculated water use for the parking lot.

Tree Type	Water Use
Tree 1	100 gal
Tree 2	200 gal
Tree 3	300 gal
Tree 4	400 gal
Tree 5	500 gal



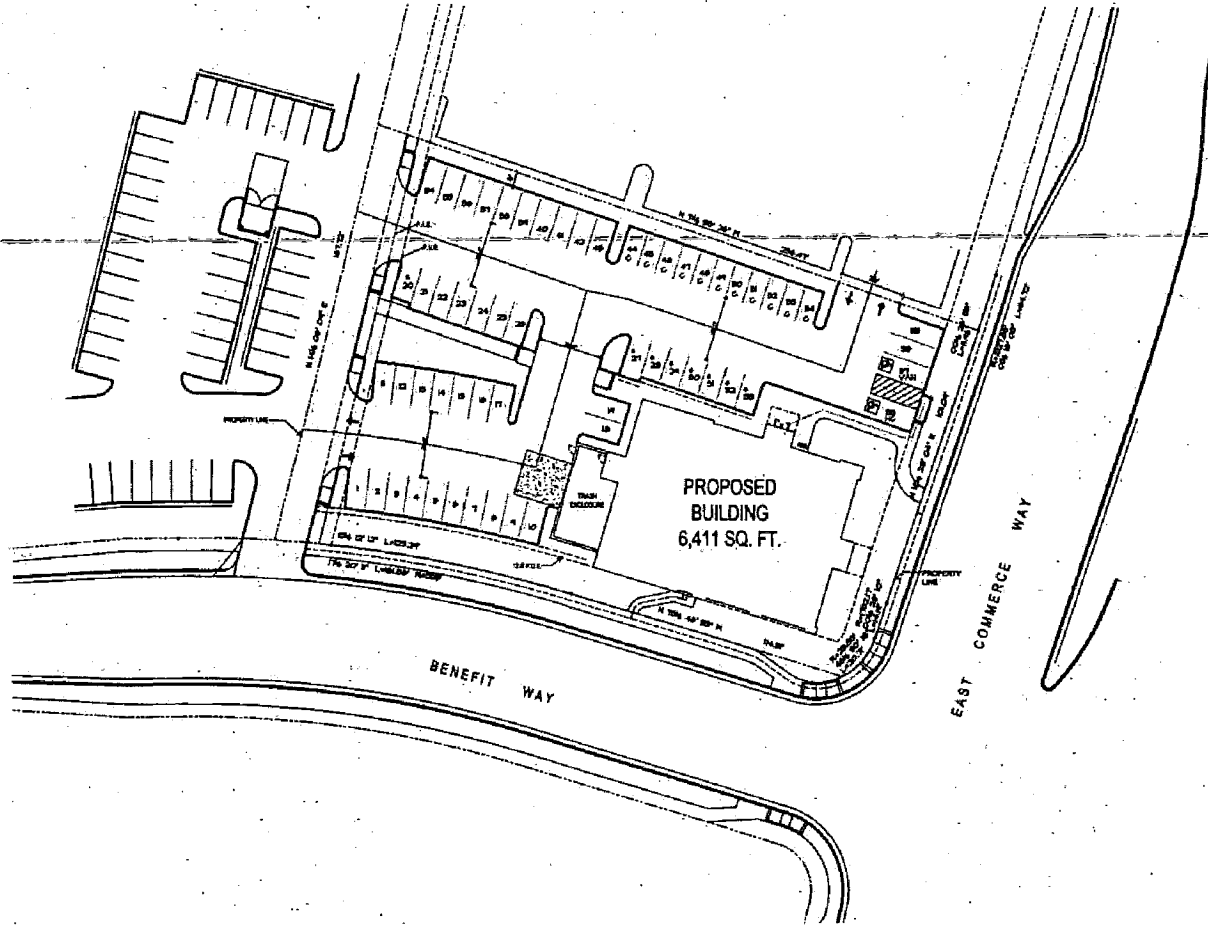
Straw Hat Pizza  
Preliminary Planting Plan

L0.2





Exhibit 1D (Site Plan)



Project Statistics

Site Analysis

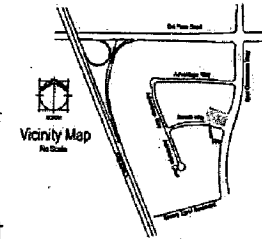
SITE AREA: 10,000 SQ. FT. (0.23 ACRES)  
BUILDING AREA: 6,411 SQ. FT.

Parking:

PARKING REQUIRED:	50 STALLS
PARKING PROVIDED:	50 STALLS
STANDARD STALLS = 8'0" x 18'0"	48 STALLS
HANDICAP STALLS = 9'6" x 18'0"	2 STALLS
(INCLUDED IN STANDARD)	
BICYCLE PARKING REQUIREMENTS	
1 BICYCLE STALL PER 50 PARKING STALLS	
50 PARKING STALLS = 1 BICYCLE STALL	
50 PARKING STALLS = 1 BICYCLE STALLS	
50 STALLS PROVIDED	

SITE ACCESSIBILITY:

--- ACCESSIBLE PATH (WALKWAY) IS REQUIRED TO BUILDING ENTRANCE  
--- OFF-STREET VEHICLE CIRCULATION PATH  
--- EXTERNALLY ACCESSIBLE PATH FROM DESIGNATED PARKING SPACES TO BUILDING ENTRANCE



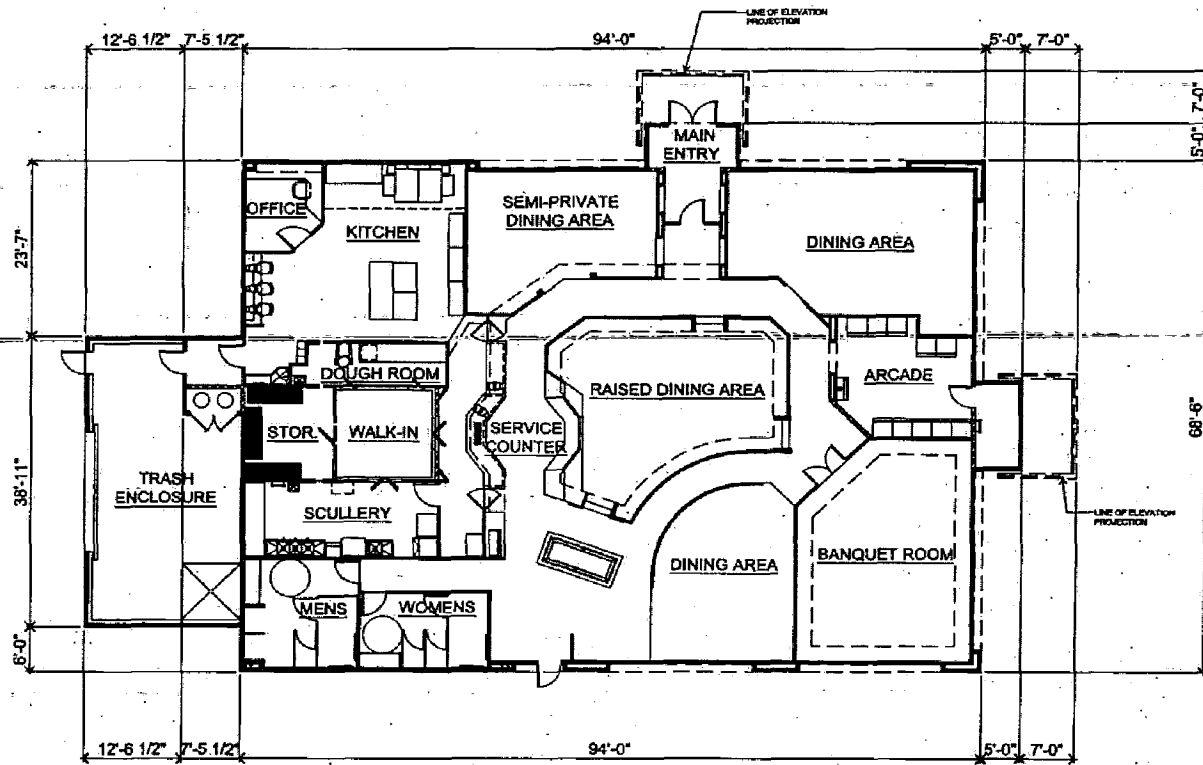
Site Plan



Straw Hat Pizza  
Natomas, CA.

90 G Architects, Inc.  
925.634.7888  
21 November 06

Exhibit 1E (Floor Plan)



0 2 4 6 8

Floor Plan

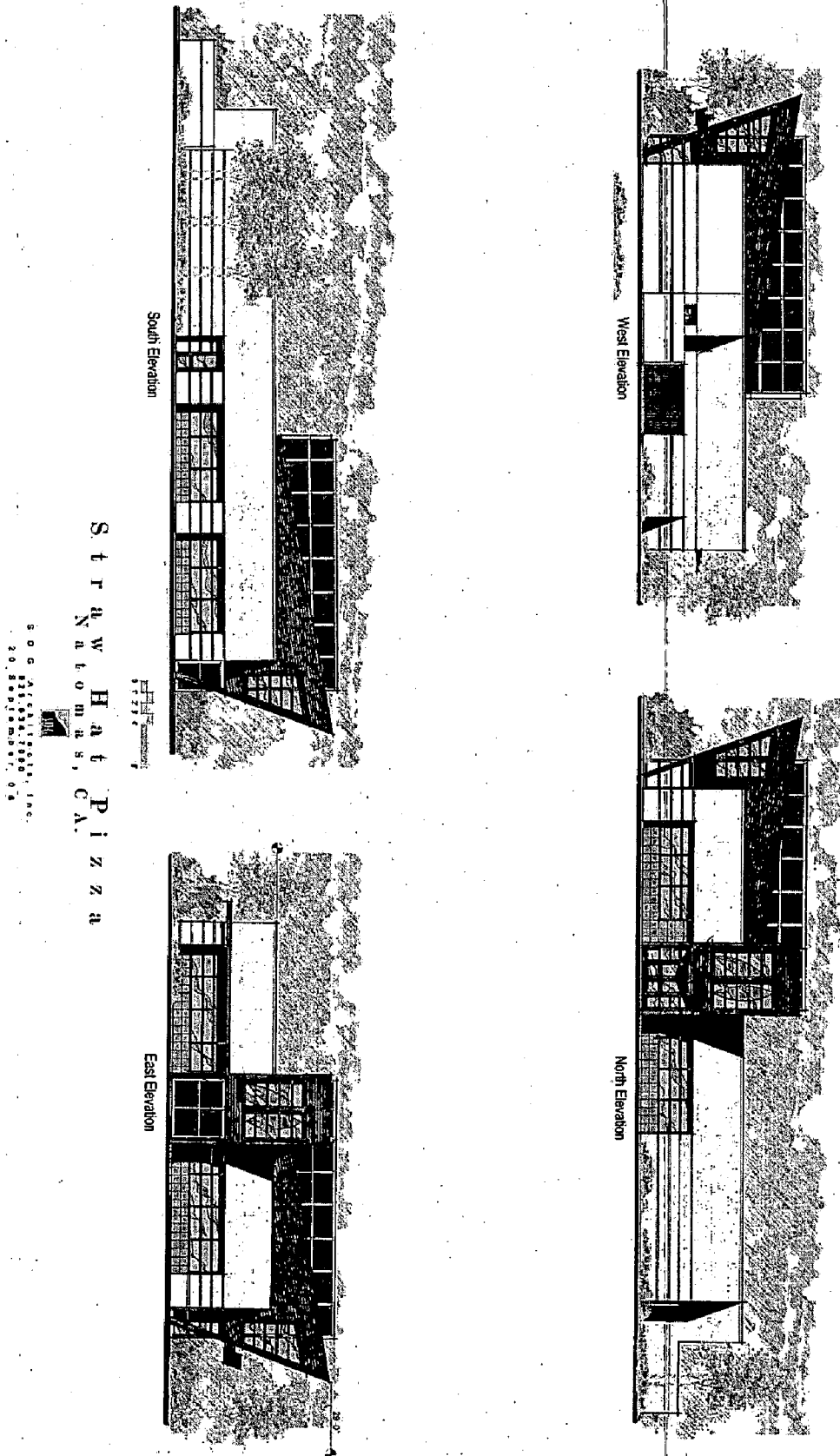


Straw Hat Pizza  
Natomas, CA.



S D G Architects, Inc.  
925.634.7800  
21 November 06

Exhibit 1F (Building Elevations)



Attachment 2 - Land Use & Zoning Map

