
AMENDED BY STAFF ON 11/16/98.**Attachment C
Notice of Decision and Findings of Fact****NOTICE OF DECISION AND FINDINGS OF FACT FOR KRAGEN AUTO PARTS
RETAIL BUILDING LOCATED SOUTHWEST CORNER OF NORTHGATE BLVD.
AND SAN JUAN ROAD IN THE SOUTH NATOMAS COMMUNITY PLAN AREA.**

At the regular meeting of November 19, 1998, 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. Adopted the Mitigation Monitoring Plan;
- C. Approved the Gateway Shopping Center PUD Schematic Plan Amendment to re-orient the building footprint of the retail development;
- D. Approved the Special Permit to construct a 7,000 sqft. freestanding retail building on a 0.52 vacant acre lot in the SC-PUD zone.

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

FINDINGS OF FACT

- A. Negative Declaration: The Negative Declaration is approved for the proposed Kragen Auto Parts building 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; and
 - 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 for the proposed Kragen Auto Parts building based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;

-
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit C-1;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec.21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Schematic Plan Amendment to re-orient the building pad footprint: The Schematic Plan Amendment to re-orient the building pad footprint is approved upon the following findings of fact:
1. The amendment is a minor one and does not significantly increase the overall square footage and height of the total retail building pads.
 2. The amendment does not have any impact on vehicular movement within the Gateway Shopping Center PUD.
 3. The building design is consistent with the existing development in the PUD.
- D. Special Permit to construct a 7,000 sqft. retail building: The Special Permit to construct a 7,000 sqft. retail building is approved based upon the following findings of fact:
1. The project is based upon sound principles of land use in that:
 - a. The proposed use is in keeping with the General Plan and the South Natomas Community Plan to allow retail uses in the Shopping Center zones within PUDs,
 - b. Adequate landscaping, vehicle circulation, maneuvering, parking and site design is provided.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The site design and the building design are compatible with the area,
 - b. The design of the facility will not impede access to or exit from the parking lot and drive through,
 - c. The design and location of use will not create a nuisance for adjacent properties, in that adequate screening, hours of operation, and surveillance will be provided;

- d. The proposed project is in keeping with the Community Plan goal to maintain high design standards along street frontages.
3. The project is consistent with some policies in the General Plan and South Natomas Community Plan.

CONDITIONS OF APPROVAL

- D. The Special Permit to construct a 7,000 sqft. freestanding retail building on a 0.52 vacant acre lot in the SC-PUD zone is hereby approved subject to the following conditions of approval:
 1. **General**
 - a. The developer shall comply with requirements included in the Mitigation Monitoring Plan.
 2. **Parking and Circulation**
 - a. All parking spaces shall meet City standards and handicap spaces shall comply with A.D.A. requirements. Provide a minimum of 30 surface parking spaces and a minimum of 2 ADA parking spaces.
 - b. The developer shall comply with the City's Tree Shading Ordinance that requires that fifty percent of the parking lot and circulation lanes shall be shaded within fifteen years. Thus, the existing trees on site shall be properly maintained in order to conform to the Shading Ordinance.
 - c. A minimum of 2 bicycle parking spaces shall be provided on the site. The zoning ordinance requires one bicycle parking facility for every 25 off-street vehicle parking spaces provided for commercial uses. 25% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, II or III.
 3. **Building Elevations and Site Plan**
 - a. The developer shall obtain all necessary building permits prior to construction.
 - b. The development of the site shall conform to the site plan as shown on Exhibit C-2.
 - c. Adequate recycling and trash enclosure space shall be provided on-site pursuant to Section 34 of the Zoning Ordinance. The trash enclosure must not be visible from Northgate Blvd. and San Juan Road, and should be located in the most inconspicuous manner possible. The perimeter of the trash enclosure shall be planted with landscaping and the screening material shall be similar and compatible to the building type. It shall be provided as shown on the site plan.
 - d. All mechanical equipment shall be screened to not be visible from Northgate Blvd. and San Juan Road.

- e. Windows shall be provided and as per submitted drawings. The windows provided shall be lightly tinted and enable good visibility into the retail store. The applicant shall use concrete tile roof. The roofing material and color shall match the material and color used for roofing the K-Mart building.
- f. The south and west elevation facades shall be accentuated with split face blocks to create columns along the plaster expansion joints.

4. **Landscaping**

- a. Submit a detailed landscape and irrigation plan for any new area to be landscaped for review and approval of Planning Staff prior to issuance of building permit.

5. **Signage**

- a. All signage shall comply with the City's Sign Ordinance and sign permits must be obtained prior to placing signage on the site. Signs shall be located in accordance with the Sign Exhibit submitted to Planning Staff.
- b. One on-site monument sign as defined by Section 3.250 of the City Sign Ordinance is allowed per parcel not to exceed a maximum height of 12 feet and an area of 48 square feet. The proposed monument sign shall be located at least 10 feet from the driveway, at least 10 feet behind the right of way line and allow stopping sight distance per Caltrans standards.
- c. Pole signage is prohibited. One directional sign, 4 square feet or less in area, is allowed on the subject site.
- d. Directly illuminated signage is prohibited.
- e. Attached signs shall not exceed the two proposed for the north and east elevations measuring 64 sqft. each.

6. **Utilities**

- a. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary is required. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- b. The proposed development is located within Sacramento Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions regarding the requirements to serve this site.
- c. Comply with requirements of Reclamation District 1000. Compensate District 1000 for handling increased runoff created by the change in land use at the time of Building Permit;

- d. An on-site surface drainage system is required and shall be connected to the street drainage system (sump 141) by means of a storm drain service. 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).
- e. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Only source control measures are required. This will not affect the site design. 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.
- f. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- g. All water connections shall comply with the City of Sacramento's Cross connection Control Policy.
- h. All storm drainage from this site shall be routed to the existing 27-inch main on Northgate Boulevard. The applicant shall submit calculations for the on-site storm drainage system. The on-site drainage system shall be designed to convey 0.5 cfs per acre with the HGL at or below the crown of the pipe. The finished floor elevation shall be 1.50 feet above the local 100-year HGL.
- i. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.

Advisory Note:

- j. 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.
- k. Prior to design of the subject site, the Dept. of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

7. Public Works

- a. Provide an ADA-conforming curb ramp leading from the van unloading area.
- b. The planter separating the unloading area from the trash enclosure shall have a minimum width of 15 feet (north to south). Note that the unloading area must be located 9 feet further north (to approximately 37 feet from the main entrance drive)

to comply with this condition.

- c. Replace the painted median on Northgate Blvd. (Immediately south of the intersection of Northgate and San Juan) with a raised median. This must be done to the satisfaction of Public Works Dept.
- d. **The proposed monument sign shall be located at least 10' from the driveway, at least 10' behind the right-of-way line, and allow stopping sight distance per Caltrans standards.**
- e. Along with the building permit application, submit a site plan revised to comply with the conditions listed above. The revised site plan shall include a signature block containing:
 - (i) a statement indicating approval of the site plan and authorizing work to proceed;
 - (ii) the signature of an authorized representative of the K-Mart Western Regional Office (please indicate title).

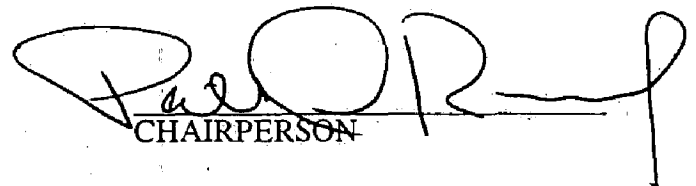
Advisory

- f. Please note that large trucks (i.e. tractor/trailers with a wheelbase greater than 40' - AASHTO Design Vehicle WB-40) will have difficulty maneuvering within the existing shopping center site. WB-40 or smaller vehicles should be used to deliver to this site.
- g. **Parking spaces will be blocked if delivery vehicles ~~approach~~ park on the north side of the unloading area from the south.**

8. Fire

- a. Building must be sprinkled and fire alarm system installed.
- b. Adequate water flow on-site must be demonstrated. Contact Joyce Pilgrim @ 443-6614.
- c. A fire hydrant is required within 300 feet of the building and 50 sqft. from the sprinkler FDC.
- d. Storage height greater than 12 feet may result in additional UFC requirements based on Article 81.
- e. Handicap parking shall be located near the entry door.
- f. The northeast corner and the southwest corner entrance doors shall remain unlocked during business hours. A sign shall be located on the doors stating: "this door to remain unlocked during business hours."

- e. All exterior doorways shall be equipped with Fire Department approved panic hardware.
9. **Police**
- a. Lighting levels shall be 1.5 foot-candles of minimum maintained illuminated per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
 - b. All newly provided landscaping shall be maintained at the maximum plant and/or shrub height of 30 inches and any new trees planted shall be maintained at a minimum distance of 6 feet from lowest branch to the ground.
 - c. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
 - d. Windows are required to be provided visible from Northgate Blvd and San Juan Road.


CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION
P98-107