

RESOLUTION NO. 2004-225

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR 30 2004

RESOLUTION AMENDING THE GATEWAY WEST PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN PROVIDING INTENSIFICATION AND THE USES FOR THE VILLAGE COMMERCIAL PARCEL IN THE GATEWAY WEST PLANNED UNIT DEVELOPMENT (PUD), SOUTH OF ARENA BOULEVARD, WEST OF DUCKHORN DRIVE AND EAST OF STEMMLER DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA

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

WHEREAS, the Planning Commission conducted a public hearing on February 26, 2004, and the City Council conducted a public hearing on March 30, 2004 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendment conforms to the General Plan and the North Natomas Community Plan; and
2. The PUD amendment meets 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
3. 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 residential, commercial, and open spaces uses will not create a negative impact on adjacent uses.

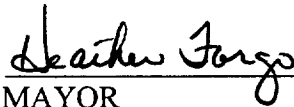
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

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1. The Schematic Plan for Gateway West Business Park, in the Gateway West PUD, is amended as attached hereto as Exhibit 1, with the following conditions:
 - a. 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' sight triangle). Walls shall be set back 3' 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' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
 - b. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P01-104).
 - c. Map and Special Permit conditions shall supersede PUD guidelines.
 - d. Site access to individual parcels will be determined as part of the Special Permit review process when special permits for those are requested. Appropriate North Natomas documentation (i.e. North Natomas Community Plan, Transportation Evaluation of North Natomas Composite Plan etc.) will be utilized in the review.
 - e. The potential building area shown on the PUD Schematic Plan is not reflective of an approval of the location of any buildings or structures. Final building location shall be determined with Special Permit approval.


MAYOR

ATTEST:


CITY CLERK

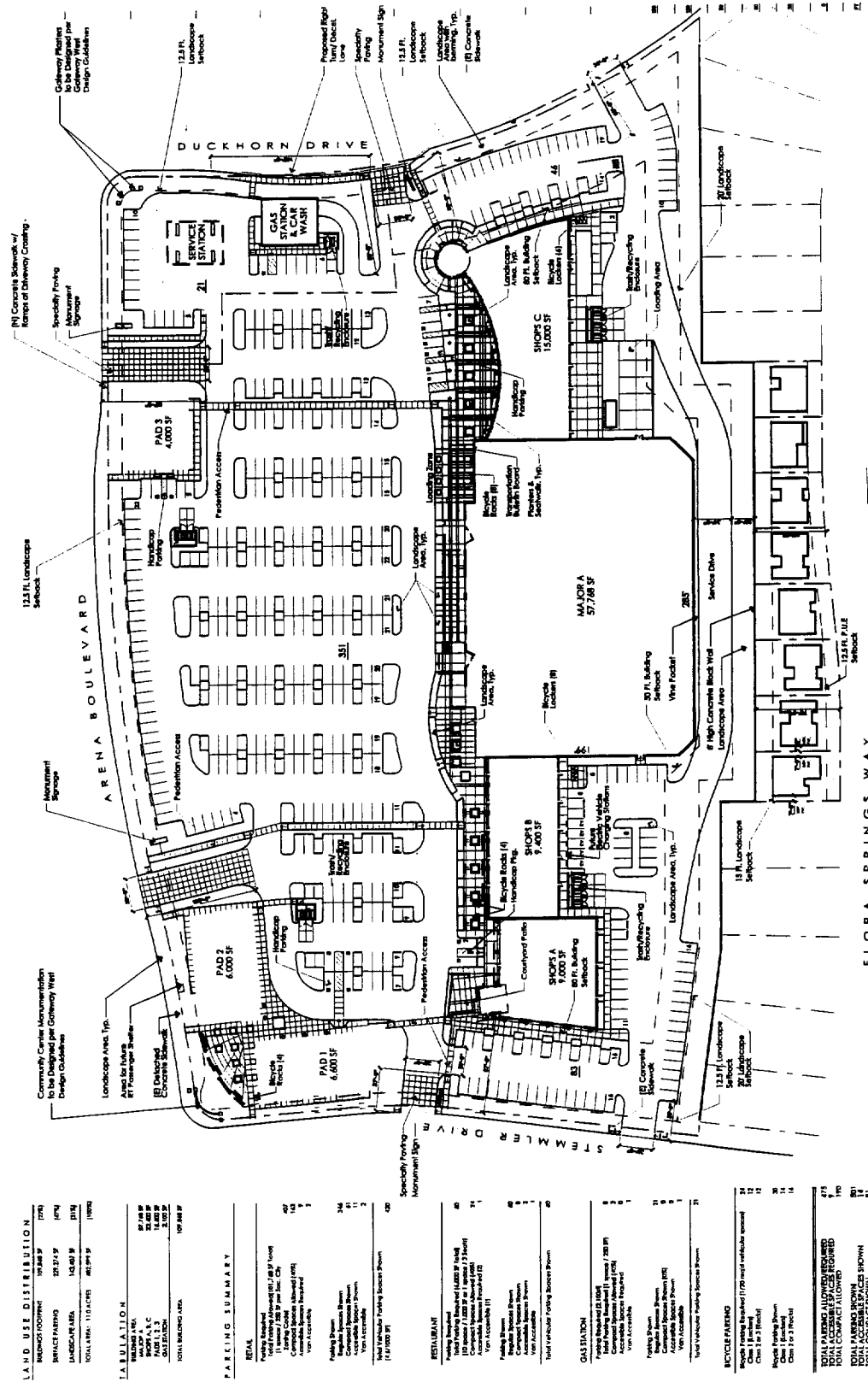
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EXHIBIT 1 - PUD Schematic Plan Amendment



LAND USE DISTRIBUTION

RETAIL FOOTPRINT	107,888 SF	(70%)
SHOPPING PARKING	37,217 SF	(17%)
LANDSCAPE AREA	14,480 SF	(13%)
TOTAL AREA	159,585 SF	(100%)

TABLE 1.0 - SUMMARY

MAJOR A	57,768 SF
SHOPPER A	9,000 SF
SHOPPER B	7,400 SF
SHOPPER C	15,000 SF
PAD 1	6,400 SF
PAD 2	6,000 SF
PAD 3	4,000 SF
TOTAL BUILDING AREA	107,888 SF

PARKING SUMMARY

RETAIL	42
SHOPPING	14
LANDSCAPE	1
TOTAL	57

RETAIL

Major A	42
Shopper A	14
Shopper B	1
Shopper C	1
TOTAL	57

SHOPPING

Shopper A	14
Shopper B	1
Shopper C	1
TOTAL	16

LANDSCAPE

Major A	1
Shopper A	1
Shopper B	1
Shopper C	1
TOTAL	4

RETAIL PARKING

Major A	34
Shopper A	12
Shopper B	1
Shopper C	1
TOTAL	48

SHOPPING PARKING

Shopper A	14
Shopper B	1
Shopper C	1
TOTAL	16

LANDSCAPE PARKING

Major A	1
Shopper A	1
Shopper B	1
Shopper C	1
TOTAL	4

M A R K E T W E S T

SACRAMENTO, CALIFORNIA

FULCRUM CAPITAL

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SITE PLAN
JULY 2004
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