

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENT CA 95814

APPLICANT Lars Anderson & Assoc., 3040 E. Olive Ave., Ste. 103, Fresno, CA 93701
OWNER Frank V. Westersund, P.O. Box 826, Danville, CA 94526
PLANS BY Lars Anderson & Assoc., 3040 E. Olive Ave., Ste. 103, Fresno, CA 93701
FILING DATE 9-19-86 ENVIR. DET. 10-13-86 REPORT BY DH:ds
ASSESSOR'S PCL. NO. 250-010-71

- APPLICATION:
- A. Negative Declaration
 - B. Schematic Plan Amendment to the Gateway Shopping Center PUD on 11.68 acres in the Shopping Center (SC-PUD) Zone.
 - C. Special Permit to allow an 86,279 square foot K-Mart Department Store, 18,900 square feet of retail shops and revised building pad locations.
 - D. Variance to allow a garden shop within the required 50 foot street sideyard set back in the SC-PUD Zone.

LOCATION: West side of Northgate Boulevard between Old and New San Juan Roads.

PROPOSAL: The applicant is requesting the necessary entitlements to construct an 86,279 square foot K-Mart and 18,900 square foot retail shop with three future building pad locations.

PROJECT INFORMATION:

1974 General Plan Designation: Neighborhood Commercial
1986 South Natomas Community Plan Designation: Neighborhood Commercial
Existing Zoning of Site: SC-PUD (Gateway Shopping Center PUD-P8383)
Existing Land Use of Site: Vacant, City Well Site

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; H-PUD	Front:	50 ft.	292 ft. (Northgate Blvd.)
South: Circle K Mini Mart & Single Family; C-2, R-1	Side(Int):	50 ft.	115 ft.
East: Mini-Storage, residential; C-2	Side(St):	50 ft.	25 ft. (Garden Shop)
West: Vacant, Church, R-1A (PUD)	Rear:	60 ft.	60 ft.

Parking Required: 421 spaces at 1 space per 250 sq. ft.
Parking Provided: 433 spaces includes 7 handicapped, 46 compact and 380 full size spaces
Property Dimensions: 776 ft. by 660 ft.
Property Area: 11.68+ acres
Square Footage of Building: 86,279 sq. ft. K-Mart; 18,900 sq. ft. Retail; Total 105,179 sq. ft.
Height of Building: One Story, 30 ft.
Topography: Flat
Street Improvements: Partially Existing; to be extended

APPLC. NO. P86-362 MEETING DATE November 13, 1986 ITEM NO. 5

Utilities:	Partially Existing; to be extended
Exterior Building Materials:	Block, Clay, Tile, Stucco, Wood Siding & Trim
Roof Material:	Asphalt & Tar
Hours of Operation:	K-Mart Only, 8 A.M. to 11 P.M., 7 days/week
Total Employees:	K-Mart=120; K-Mart Employees/Shift=30; Retail Shops Employees/Shift=25
Building Colors:	Light beige; terra cotta tile roof; white stucco dark wood trim; dark bronze aluminum anodized frames; vinyl coated chain link fence, dark brown.

PROJECT BACKGROUND:

On November 9, 1978, the Planning Commission approved various requests to establish the Gateway Shopping Center PUD on 25+ acres (P8383). The City Council approved the rezoning of properties on December 12, 1978.

On January 28, 1986, the City Council amended the zoning and PUD Guidelines to allow the relocation of Community Hospital to the north 13+ acres of the site (P83-401) concurrently with the adoption of the 1986 South Natomas Community Plan.

The subject request seeks to establish a change to the schematic plan to add one 4,000 square foot retail pad, modify the building footprints for the K-Mart and retail shops, and redesign the parking lot layout. The proposed uses remain the same as stated in P8383:

"The neighborhood shopping center will have tenants that will include either a chain grocery store or a department store outlet as an anchor, and complementary shops such as florist, bank, gift shop, coin operated laundry, bakery, liquor store, restaurant, 5 and 10, beauty salon, shoe repair, etc., as well as possibly a bank or savings and loan, etc."

In December 1978, the Gateway Shopping Center Planned Unit Development was approved by the City Council (Resolution No. 78-875) to allow the following uses: chain grocery or department store as an anchor tenant, and complimentary shops such as florist, barber, gift shop, coin laundry, bakery, liquor store, restaurant, 5 and 10, beauty salon, shoe repair, and bank or savings and loan. The 1978 South Natomas Community Plan identified the site as neighborhood commercial. The resolution of adoption found the above listed uses consistent with the General and Community Plan.

With the improved San Juan connection to North Sacramento and the proximity of the site to I-80 it is likely that either anchor tenant would attract patrons from outside the plan area. Based on the Institute of Traffic Engineering (ITE) standards for land uses, a department store would generate 43 average daily trips per 1,000 square feet less than a grocery store.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use and Zoning:

The subject site contains 11.68 vacant acres with the exception of a City well site which occupies a 20 foot by 110 foot parcel of land approximately 125 feet north of the Old San Juan Road. An eight inch water line runs from the well across the property to the north. The water line will require relocation. The current zoning is Shopping Center - Planned Unit Development (SC-PUD) established in 1978. The proposed project is allowed subject to securing a special permit. Since the project is located within the Gateway Shopping Center PUD, an amendment to the PUD Schematic Plan is required for the building and pad revisions.

Adjacent land uses include vacant lands to the north and west; single family, vacant and a mini-storage warehouse facility to the east; and a convenience market (Circle K) and single family dwellings located to the south. The new San Juan Road is designated as a major east-west collector on the 1986 South Natomas Community Plan which will provide access to North Sacramento and Norwood Avenue. The Old San Juan Road is planned to have restricted access and eventually close to through traffic. Northgate Boulevard is designated as a proposed On-Street Bike Lane as is the New San Juan Road.

B. Project Description:

The applicant proposes the following project as compared with the previously approved shopping center:

	<u>P-8383 (Former Project)</u>	<u>P-86-362 (Proposed Project)</u>
Lot Area:	11.1 acres	11.68 acres
Shopping Center Area:	120,000 sq. ft.	105,179 sq. ft.
Building Pads:	2 @ 5,000 sq. ft. each	2 @ 4,000 sq. ft. each 1 @ 3,200 sq. ft.
Parking:	1 space/250 sq. ft. retail	1 space/250 sq. ft. retail
Height:	One and Two Story	One Story

The applicant proposes immediate construction of the 89,179 square foot K-Mart with 18,900 square feet of retail commercial. The future building pads will remain vacant and undeveloped until a tenant is secured. Under the original PUD designation, the two pads "located in the periphery of the commercial site are to be limited to financial, office and/or one large sitdown restaurant use" (P-8383).

Total employees are estimated at 120 for K-Mart with 30 employees per shift. The retail shops are estimated to employ 25 people per shift. Hours of operation for K-Mart are 8 A.M. to 11 P.M., 7 days per week.

C. Parking:

The proposed site plan includes adequate parking and maneuvering areas for 433 vehicles including seven handicapped, 46 compact and 380 full size spaces. Required parking using the shopping center standard of one space per 250 square feet of retail requires 421 stalls. Staff observes that many of the stalls exceed the

minimum 18 foot length for 90 degree parking and recommend that where excess stall length occurs adjacent to a planter strip, that the landscape strip be increased and that a two foot vehicle overhang be incorporated into the parking stall length. This would require low profile landscaping and irrigation in the two foot vehicle overhang area. Staff also recommends that the use of prefabricated wheel stops be prohibited. Use of continuous raised six inch curb adjacent to all planter areas is preferred.

The parking lot diagram has six long rows of 30 degree parking without interruption with a tree island. Also parking lots located along Northgate Boulevard and San Juan Road have long rows of parking. Staff recommends that tree islands or peninsulas be installed an average of one every 10 spaces to break up the monotony of unbroken rows of vehicle parking (refer to Exhibit C, Note 4 for proposed tree well locations). A total of 16 parking spaces are deleted based upon this recommendation which may be redesigned into the project after modification to the site plan to add compact spaces and incorporation of the two foot vehicle overhang into the landscape strip adjacent to vehicle parking.

The applicant may have up to 30 percent of the required parking for compact car spaces. A total of 126 spaces could be provided where the applicant shows 46 spaces on the proposed site plan. Staff recommends an increase in the number of compact spaces to offset spaces lost in providing tree wells.

The applicant's plans do not show a specific loading dock for the K-Mart nor retail shops. The site plan shall be revised to comply with parking ordinance requirement of one loading space for the first 10,000 square feet and an additional loading space for each 40,000 square feet of gross floor area for a total of three loading spaces measuring 10 feet wide, 40 feet long and 14 feet high.

D. Bicycle Parking:

For commercial uses, one bicycle facility is required for every 25 required off-street parking spaces for a total of 17 bicycle spaces. Of the 17, 25 percent shall be Class I type facilities, or four bicycle lockers or totally secured area. The remaining facilities can be Class I, II or III.

E. Trash Enclosures:

No detailed location or design of trash enclosures were provided. Staff recommends that all trash enclosures be designed to the attached Trash Enclosure Guidelines-Exhibit A. No unscreened dumpsters will be allowed, particularly behind the retail shops.

F. Speed Undulations - West Property Line:

In order to discourage through traffic from Old San Juan Road to New San Juan Road, staff discussed the possibility of traffic undulations (speed bumps) to slow through traffic. The applicant has agreed to include undulations on the site plan (refer to Exhibit C, Note 1).

G. Landscape Buffer and Six Foot Solid Wall:

The applicant shows a six foot high solid block wall along the west property line with a 10 foot minimum wide landscape strip. The landscape strip should be increased by two feet to include a two foot vehicle overhang into the parking spaces. The height of the wall should be adequate due to the 60 foot building setback. All lighting attached to the rear of the building shall not reflect onto the residentially zoned property to the west.

H. Parking Lot Lighting:

The applicant proposes the use of 20 and 30 foot high lamp poles. Staff recommends that the design of the lighting fixtures be reviewed by the Planning Director for compatibility with the center's design. No light shall reflect offsite onto residentially zoned or used properties. Shielding on the perimeter lighting may be required.

I. Utility Meters and Transmission Facilities:

All utility meters and transmission facilities shall be screened with either landscaping or building materials similar to those used in the center. Bollards and vehicle protection shall be installed in addition to screening when required by the responsible utility.

J. Roof-Mounted Mechanical Equipment:

If any roof-mounted heating, cooling or mechanical equipment is proposed, staff recommends that it be totally screened from the adjacent roadways and residential areas through the use of walls or roof additions which blend into the-overall building design. No unshielded mechanical equipment will be allowed.

K. Sign Program:

The PUD Guidelines require submission of a uniform sign program for the entire facility. The only signage reviewed is the K-Mart identification sign. Staff recommends that the applicant submit to the Planning Director a uniform sign program for the entire building, including retail shops, prior to issuance of sign permits for any signs on the project site. Uniform colors, materials, location and copy is recommended. One monument sign not exceeding 12 feet in height is recommended for identification on Northgate Boulevard and the new San Juan Road.

L. Regional Transit:

The 1978 PUD required reservation for a future bus stop and improvements along Northgate Boulevard. Regional Transit is reviewing the proposal and will be providing guidance regarding the need for a bus turnout, shelter or other amenities for transit riders. The revised site plan shall reflect the requirements of Regional Transit.

M. Transportation Management Plan:

The subject project is designated a minor project under the City's Transportation Management Plan. The applicant shall comply with the requirements of the City Traffic Engineer and submit a plan for their review and approval.

N. City Well Site:

Staff has discussed with the City Water and Sewer Division, the possible screening of the well site with materials similar in color to the K-Mart wall to be located to the North of the well. Staff discussed with the applicant possible screening materials and concluded that screening is possible as long as large solid gates are provided to allow large equipment access to the well site. The City Water and Sewer Division commented that individual maintenance personnel inspect the well on a daily basis during the peak water use season, Summer. Therefore, in addition to gates for vehicle entry, an individual smaller gate or gates should be designed. Staff recommends that the applicant design a screen enclosure a minimum of eight feet in height or a height sufficient to visually obscure the well and tank. The enclosure gates shall be constructed of ribbed metal painted a color to match the K-Mart block wall and hung on posts whose location is approved by the City Water and Sewer Division.

The requirements for a well drain and relocation of the eight inch water line shall meet the requirements of the City Public Works Department. Staff observes that in relocating the eight inch water line, it is preferred that the line not cross under the proposed six foot masonry wall and 10 foot landscape strip located along the west property line. The line should be extended down the driveway to the New San Juan Road intersection.

O. Landscaping:

The applicant has prepared detailed landscaping plans (Exhibit - Landscape Plan). Under the City's Tree Shading Ordinance, a minimum of 50 percent of the lot will require shading within 15 years of planting. Also required are 25 foot deep landscape setbacks from the three road frontages with three to four foot high undulating berms with intensive tree coverage. Staff notes a mix of evergreen and deciduous trees on the site. It is recommended that 100 percent evergreen trees be planted along the west property line so that a permanent visual screen will grow along the rear of the building and serve as a buffer adjacent to the residential zoned properties. It is recommended that a 50 percent mix of evergreen and deciduous trees be used on remaining areas of the site. The minimum average density of trees along the public street frontages shall be one tree for every 20 lineal feet of street frontage. Staff recommends the staggering or clustering of trees to provide a random variety along the berming adjacent to street frontages.

The original 1978 PUD Guidelines referenced in generality that "Trees must be provided at no less density indicated on the approved schematic plan" (Exhibit B). With the above density recommended as conditions of the special permit, the recommended density is exceeded.

Staff recommends that the applicant revise the landscaping and irrigation plans to show modifications to the parking lot including the addition of tree wells and providing two feet of landscaping into the vehicle overhang area. The City well

site should not have landscaping which restricts access to the well. Ground cover and shrubs may be allowed but trees are discouraged. Vegetation proposed by the well site should be limited to varieties which do not restrict access or have roots which may affect the water lines or well. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits reflecting the above concerns.

P. Building Elevations and Architectural Style:

As a condition of the PUD, design was addressed as follows: "Variation in design shall be permitted only between the residential, office and commercial sites, and not within each complex. Building materials and landscaping will be among the elements of the common theme. The architectural design theme shall be submitted for review and approval of the Commission prior to or concurrent with the initial special permit applications" (P8383, Condition No. 5).

The windows are dark brown aluminum anodized frames. A white stucco or cement plaster band will be located above the canopy roof. Dark solid wood trim will tie together the various features of the building. Staff offers the following comments on the architecture based upon revised elevations received October 7, 1986 from the applicant:

1. Garden Shop:

The proposed garden shop will consist of a 7,200 square foot, unroofed, storage and plant display area screened by a four foot high masonry bulkhead wall with a six foot high brown vinyl-coated chainlink fence on top of the bulkhead. Staff discussed and the applicant concurred that due to the visibility of the south elevation from Old San Juan Road, that display plants will be placed adjacent to the southern and eastern fences so that the storage of bulk garden shop materials will not be visible from the adjacent roadways.

2. Rear Building Elevations:

The applicant revised the rear building elevations to provide more vertical definition by the addition of wood trim elements. It has been the observation by the City's Design Review Coordinator that unless the wood trim is substantial in depth as width, such as 4" x 4" or 6" x 4" planks, boards affixed to the masonry wall tend to warp or become displaced. If wood trim is to be retained, dimension and method of building attachment is to be reviewed by the Planning Director.

Staff recommends a more permanent method of providing variety in placing two banks of split-face masonry block along the top of the rear elevation in place of the wood trim on either side of the stucco finish. The vertical gutter and downspout elements could also be split-face block popped out from the smooth painted masonry wall.

Staff recommends that if split-face masonry block be desired, that it be carried out as the trim element on all elevations. If wood trim is to be retained, then the boards will be required to be of sufficient size to not warp or become displaced.

3. Building Pad Elevations:

The proposed project includes modifying the schematic plan by adding an additional building pad. As a general note, at the time special permits are requested for development of the three commercial pads, the architecture and design of the proposed buildings will be required to match the proposed K-Mart shopping center. This is required according to the original PUD Guidelines.

4. Summary - Architecture:

Staff has previously commented to the applicant on the elevations and architecture during the preliminary review of the project. The revised elevations incorporate several of staffs recommendations. With the above modifications, staff supports the proposed design.

Q. Colors:

General colors for the stucco, masonry block, split-face block, anodized window frames and trim were mentioned but not presented in the form of color samples. Also included should be the color of the roof. Staff recommends the use of earthtones, as proposed, and requests that color samples be provided at time of building permit submission.

R. Variance Request - Extension of 23 feet into the required 50 foot street sideyard setback:

Staff, during preliminary review, advised the applicant of the various setback requirements. Plans were revised to reflect all appropriate setbacks except for the garden shop which was relocated to the front of the building along the south wall. It is located 23 feet into the required 50 foot street sideyard setback in the SC zone. Staff requested justification for why the garden shop must contain 7,200 square feet of area and not 4,800 square feet if reduced in area to comply with the setback. The applicant responded by stating that based upon the K-Mart standard for garden shops, which has been established over time and in practice, a total of 7,200 square feet of outdoor storage is required. This provides adequate inventory area for the display and storage of plants and garden materials.

When proposed with the concept of more indoor area used for garden supply, the applicant indicated that it was not appropriate based upon space needs for the building. Staff does not support the variance request in that it appears as a self-induced hardship. The purpose of the 50 foot building setback is to provide landscaping and visual separation for a shopping center from the roadways. A garden shop with outdoor storage does not require the 23 foot encroachment if less material can be stored at the site or more of the garden shop be located inside the building. The applicant has presented a letter requesting the variance with supporting rationale (Exhibit D). Staff does not concur with the applicant's rationale and recommends denial of the variance in that it is a self-imposed hardship.

S. Agency Comments:

The proposed project was reviewed by the following agencies:

1. City Traffic Engineer - No Comment
2. City Engineer - No Comment
3. City Community Services - No Comment
4. Regional Transit - See Exhibit D
5. South Natomas Advisory Committee - The Committee has indicated that the proposed K-Mart is not an appropriate use as a Neighborhood Commercial anchor. A letter was drafted and is included as Exhibit D.

T. Office and Restaurant Pad Parking Requirements

The original PUD parking requirement is based upon one space for each 250 square feet of gross leasable floor area. In reviewing other shopping center Planned Unit Developments, revisions from the required one to 250 requirement were made for restaurants when located on separate lots. The proposed revised shopping center PUD shows three future building pads. If those pads are divided off as separate lots, all required parking for the restaurant use will be formulated at the ratio of one parking space per three seats. This may require a decrease in the size of the building and number of seats to allow the required onsite parking. For office retail or bank uses on the pads, the ratio will be one parking space per 250 square feet of gross floor area.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION:

Staff recommends that the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Schematic Plan Amendment.
- C. Approve the Special Permit subject to conditions and based upon findings of fact which follow.
- D. Deny the variance based upon findings of fact which follow.

SPECIAL PERMIT - CONDITIONS:

1. The applicant shall prepare a revised site plan for review and approval by the Planning Director prior to issuance of building permits which address the following items:
 - a. Revise parking stalls to include a two foot vehicle overhang into a landscape planter strip.
 - b. Add tree wells so that no more than 10 consecutive parking spaces occur in a row - see Exhibit C.
 - c. No prefabricated wheel stops are allowed. Use of a six inch continuous pour concrete curb is required.
 - d. That loading docks or spaces be added in compliance with the City Code.
 - e. Bicycle parking shall be shown in conformance with City Code.
 - f. Show the location of trash enclosures and design the enclosures in accord with Exhibit A - Trash Enclosure Guidelines.
 - g. Speed undulations shall be shown along the west driveway to deter through traffic.
 - h. All lighting along the rear of the building shall be shielded so to not reflect onto residentially zoned property located to the west.
 - i. All pole parking lot lighting fixtures shall be reviewed and approved by the Planning Director for design compatibility with the Center. No lighting shall reflect off-site onto residentially zoned or used properties. Perimeter lighting shall be on 20 foot high lamp poles with interior lamp poles 30 feet high.
 - j. Location of lighting fixtures shall not conflict with landscape plans.
2. Roof mounted mechanical equipment shall be screened through the use of walls or roof additions which blend into the overall building design. No unshielded mechanical equipment will be allowed.
3. The applicant shall submit to the Planning Director for review and approval a uniform sign program prior to issuance of sign permits. Uniform sign colors, materials, location, letter copy and illumination are recommended. No freestanding pole signs are allowed. One project identification monument sign - not exceeding 12 feet in height as measured from the top of sidewalk - shall be allowed on Northgate Boulevard and on the new San Juan Road. No canned plastic signs shall be allowed. Use of earthtones is recommended in developing the sign program.
4. The site plan shall reflect the requirements of Regional Transit as per Exhibit D.

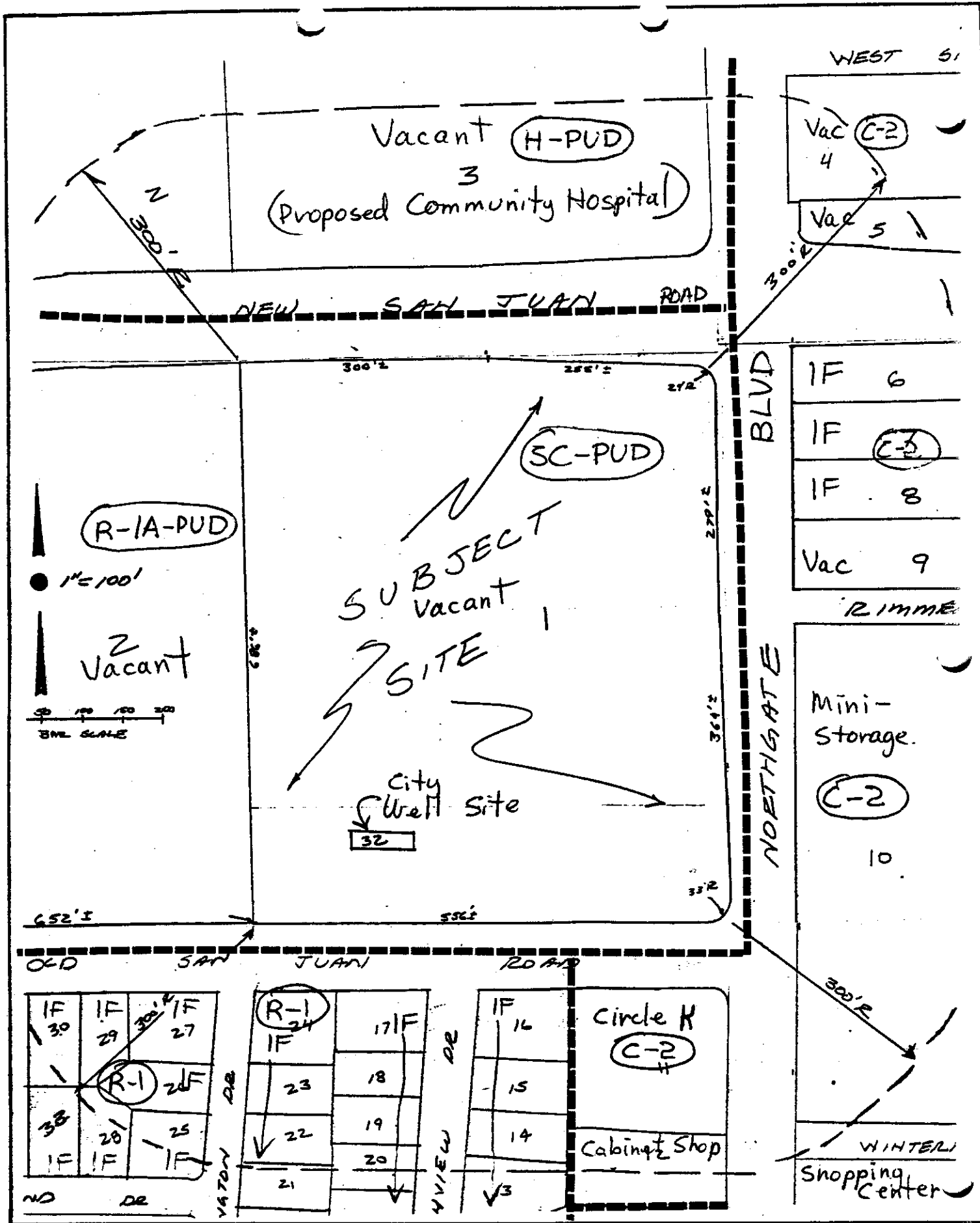
5. The City Well Site shall be screened by walls or gates painted a color to match the main K-Mart wall. Gate location and design shall be reviewed and approved by the City Water and Sewer Division and the Planning Director. Minimum height of the wall shall be eight feet. Gate post locations shall be approved by the City Water Division.
6. Relocation of the eight inch water line and addition of a well drain line are to be reviewed and approved by the City Public Works-Water and Sewer Division prior to issuance of building permits. The relocated eight inch water line shall not cross under the proposed six foot masonry wall and 10 foot landscape strip located along the west property line unless approved by the City Engineer.
7. Clear vision areas are to be maintained at all entryways. The City Traffic Engineer shall review and approve all clear areas. The City Traffic Engineer shall review and approve a Transportation Management Plan prior to issuance of building permits.
8. The applicant shall prepare detailed landscaping and irrigation plans for review and approval by the Planning Director which reflect all comments listed in Section O-Landscaping and Section C - Parking prior to issuance of building permits.
9. The applicant shall revise the building elevations for the review and approval by the Planning Director for the following items:
 - a. Garden Shop internal space arrangement to place trees and shrubs adjacent to the south and east fence/walls.
 - b. Modify the horizontal wood trim element to be of sufficient size to not warp, bend or become dislodged from the masonry wall.
 - c. If masonry split-face block is substituted for wood trim on the west elevation, that it be carried out throughout the building where feasible.
10. The applicant shall comply with the Gateway Shopping Center PUD conditions as amended. This relates to use of building pad locations and design of the buildings proposed for the pads.
11. The applicant shall provide color samples of materials to be used on the building at the time of building permit application. The colors should be earthtones.

FINDINGS OF FACT - SPECIAL PERMIT APPROVAL

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed shopping center is compatible with adjacent commercial development, proposed hospital and proximity to the I-80 freeway.
2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance, in that adequate parking, landscaping and architectural design are provided.
3. The special permit and schematic plan amendment are consistent with the City's Discretionary Land Use Policy in that the site is designated for Commercial uses in the 1986 South Natomas Community Plan and the proposed shopping center conforms with the plan designation.

FINDINGS OF FACT - VARIANCE DENIAL

1. The variance, if granted, would constitute a special privilege extended to one individual property owner in that:
 - a. In the Shopping Center Zone, similar shopping centers have maintained the 50 foot building setback in South Natomas and throughout the City.
 - b. Decreasing the garden shop square footage is feasible and no evidence indicating a unique circumstance warranting a hardship has been provided.
2. The variance will be injurious to the general public and surrounding properties in that the single family residential uses across Old San Juan Road will be adversely affected by storage and aesthetic impacts located within the 50 foot setback area. The purpose of a 50 foot building setback in the SC zone is to provide adequate air, light and space from the public roadway and reduce the effect of massing of the building.
3. The granting of the variance would be a use variance in that building, and fence structures higher than three feet are not allowed in the 50 foot setback in the SC zone.

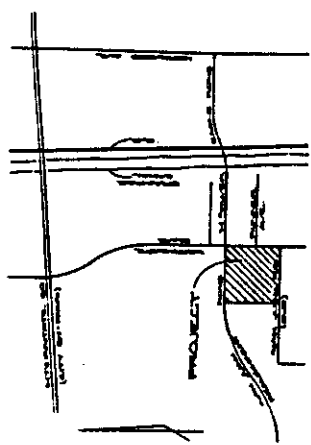


LAND USE & ZONING MAP

SITE PLAN

Revised 10-15-86

CARE ANDERSEN & ASSOCIATES, INC. 1000 17th Street, Suite 100 Sacramento, CA 95811	
SITE PLAN FOR K-MART CORPORATION SACRAMENTO CALIF.	DATE: 10-15-86 SHEET NO.: 1 OF 1 SCALE: AS SHOWN

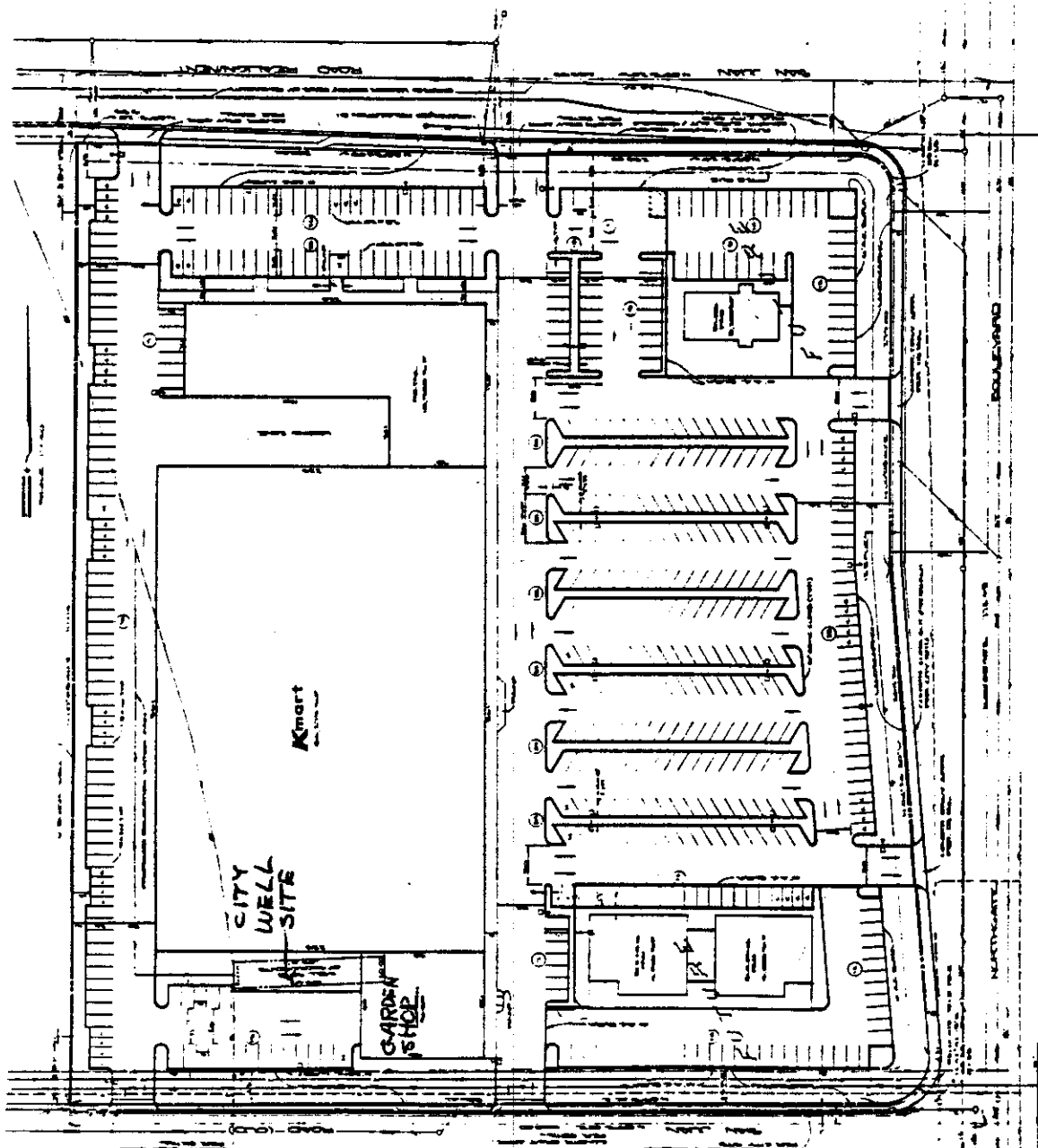


LEGAL DESCRIPTION

LEGAL DESCRIPTION: [Illegible text describing the property boundaries and legal details.]

SITE DATA

SOURCE OF DATA: [Illegible text]
GENERAL DATA: [Illegible text]
BUILDING AREA: [Illegible text]
LANDSCAPE REQUIREMENTS: [Illegible text]
DATE OF EXAMINATION: [Illegible text]



LEGEND

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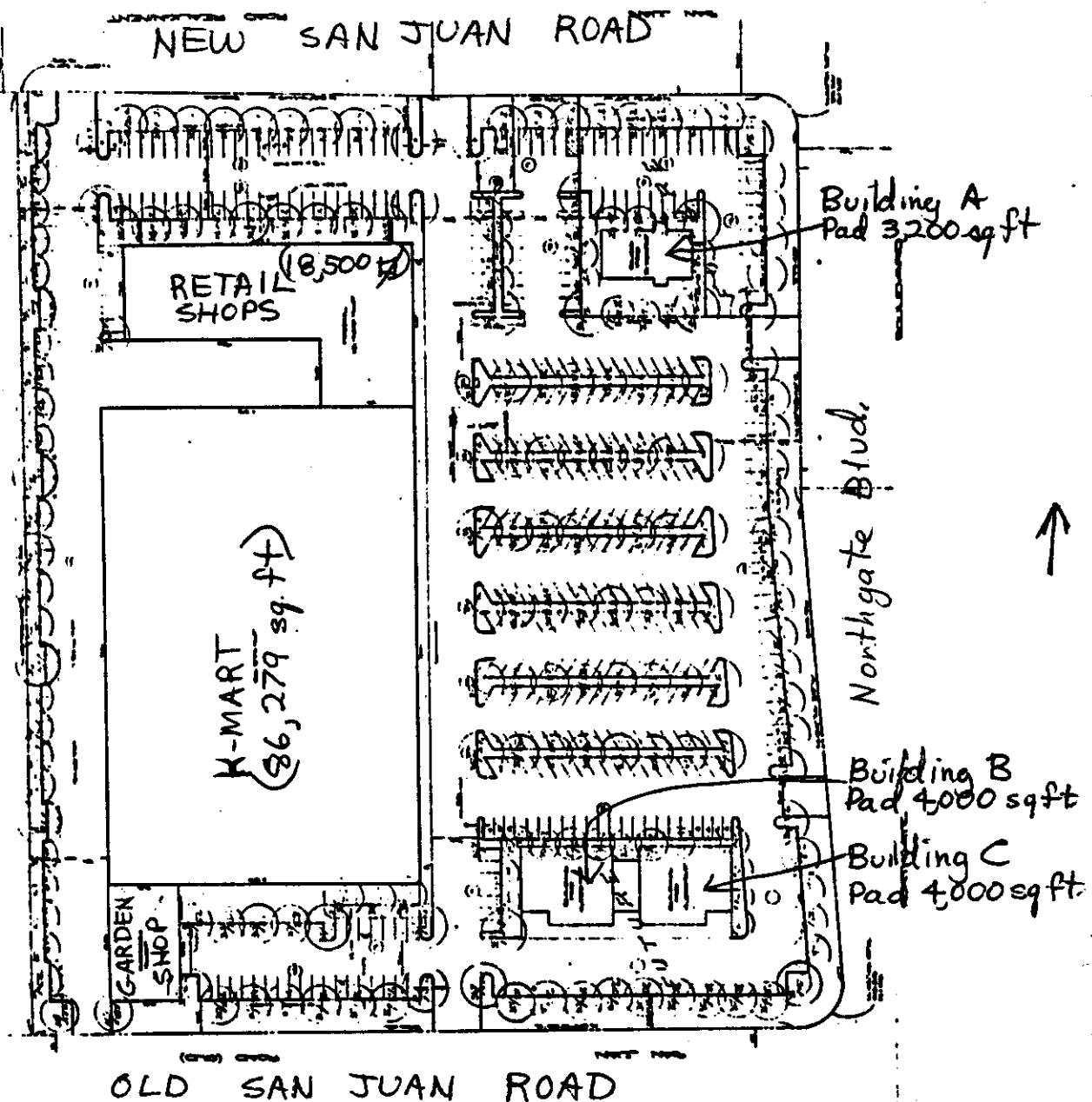
LANDSCAPE PLAN

PARKING LOT SHADE ANALYSIS

Building	Area (sq ft)	Perimeter (ft)	Shade Area (sq ft)	% Shade
Building A	3,200	140	1,000	31.25%
Building B	4,000	160	1,200	30.00%
Building C	4,000	160	1,200	30.00%
TOTAL	11,200	460	3,400	30.36%

TOTAL LOT AREA: 100,000 sq ft
 TOTAL SHADE AREA: 3,400 sq ft
 TOTAL PERIMETER: 460 ft
 TOTAL LOT PERIMETER: 1,000 ft

PARKING LOT SHADE PLAN



ASSOCIATION
 LANDSCAPE ARCHITECTS, INC. 1001 W. 10TH
 SUITE 1000 DENVER, CO 80202
 PHONE: 333-1212

TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

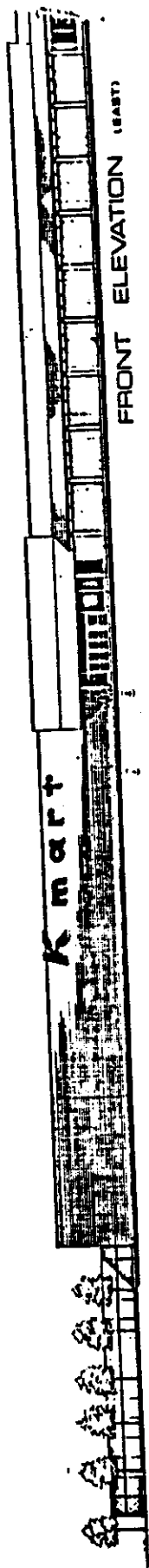
Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~

ELEVATIONS

DATE	NO.	BY
C.D. NO.		

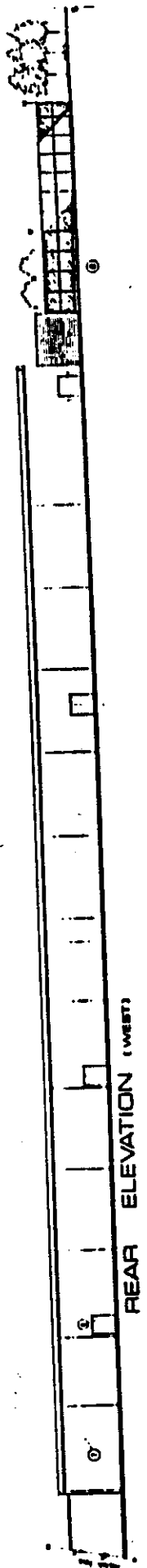
PROJECTED K MART
 ARCHITECTS 2222 S. MAIN AVE. #2
 BIRMINGHAM, ALABAMA



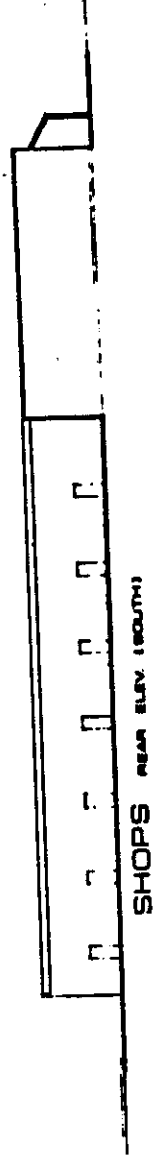
FRONT ELEVATION (EAST)



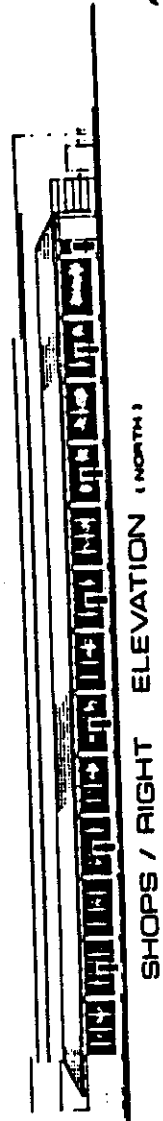
LEFT ELEVATION (SOUTH)



REAR ELEVATION (WEST)



SHOPS REAR ELEV. (SOUTH)



SHOPS / RIGHT ELEVATION (NORTH)

- 1. All elevations are shown with...
- 2. All elevations are shown with...
- 3. All elevations are shown with...
- 4. All elevations are shown with...
- 5. All elevations are shown with...
- 6. All elevations are shown with...
- 7. All elevations are shown with...
- 8. All elevations are shown with...
- 9. All elevations are shown with...
- 10. All elevations are shown with...

EXHIBIT C

MODIFIED SITE PLAN

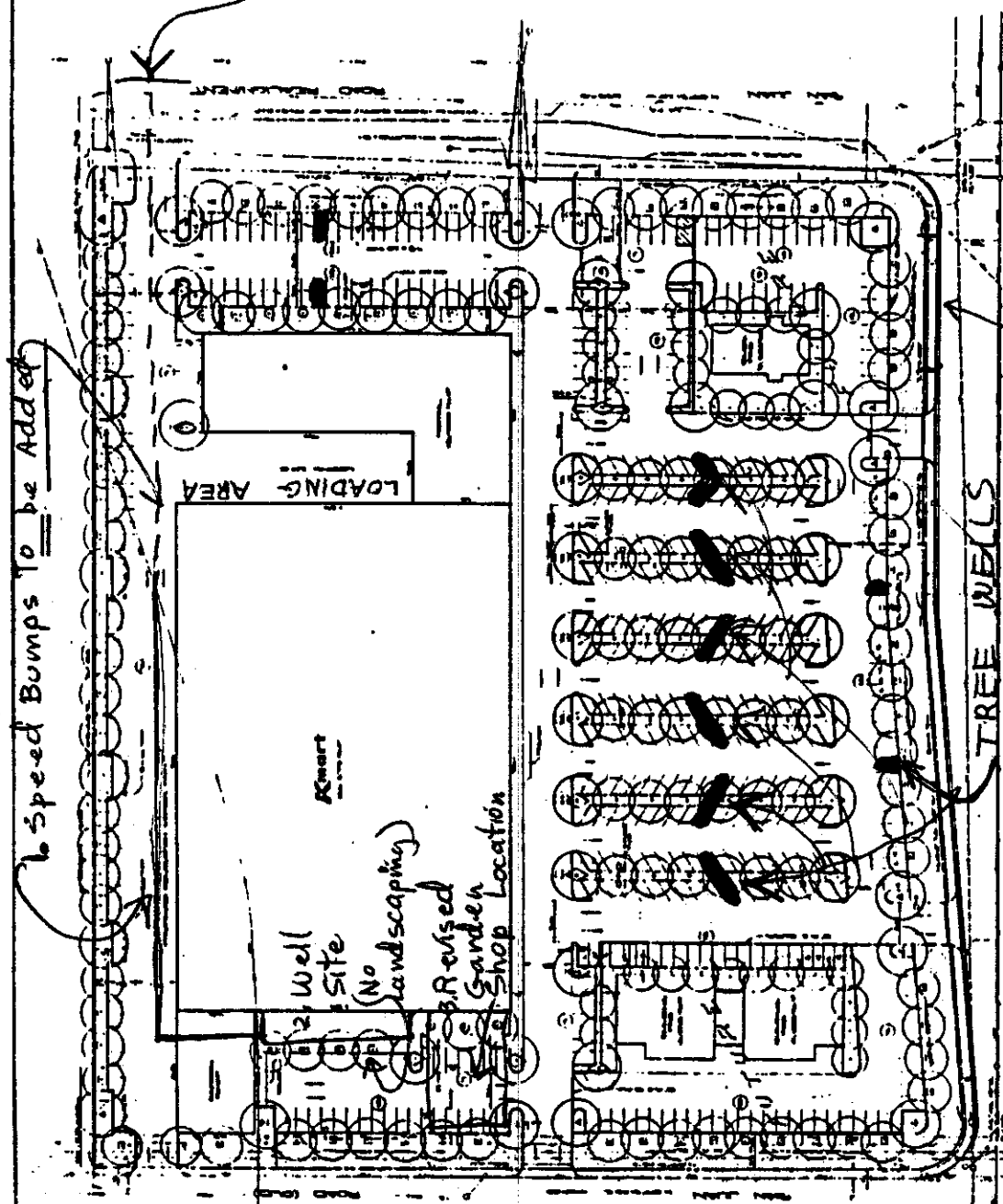
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PRELIMINARY
 PLANTING PLAN

4. Add tree wells every 10 parking spaces where long rows of parking are shown,
5. Relocate 8" water line to San Juan Road
- 7.

LEGEND

- CHANGING CURBLINE
- PAVED DRIVEWAY "OUTPOCKET"
- LANDSCAPE TELEPHONE
- POTENTIAL CHANGE
- EXISTING UTILITY
- SAFETY SIGNATURE
- DRIVE & DRIVE COVER ARE
- || LANE



6. Provide Bus Turnout or Shelter to satisfaction of Regional Transit

LEGEND

- CHANGING CURBLINE
- PAVED DRIVEWAY "OUTPOCKET"
- LANDSCAPE TELEPHONE
- POTENTIAL CHANGE
- EXISTING UTILITY
- SAFETY SIGNATURE
- DRIVE & DRIVE COVER ARE
- || LANE

November 13/1986

Item 5

CITY PLANNING DIVISION

OCT 14 1986

RECEIVED

October 10, 1986

City of Sacramento
Department of Planning & Development
Attn: Dan Hendrycks
1231 "I" Street
Sacramento, California 95814

RE: Kmart Site Plan - Northgate & San Juan

Dear Dan,

As per our prior conversation this concerns the variance for the Kmart project. The encroachment is for a ten (10') foot high cyclone fence, twenty-three (23') feet into a fifty (50') foot side yard set back.

Our mitigation for this variance is as follows:

1. The existing well site is a natural barrier which does not allow Kmart to construct the Garden Shop along the complete side of the store.

To split the Garden Shop on both sides of the well is not economical, does not service the community effectively, and is not practical.

2. The Garden Shop will provide a screen of the well site from Northgate Blvd. which is a major street. The fencing material will be a vinyl as recommended by staff.
3. Kmart is willing to only have plants along the fence line. Bulk items like sod, bricks, etc. would not be stored next to the fence. This would give a pleasant look from the street.
4. Kmart has gone through a redesign of the site plan by moving the Garden Shop and relocating it to the front of the store to provide the screening of the well site from the view of the passing motorists.

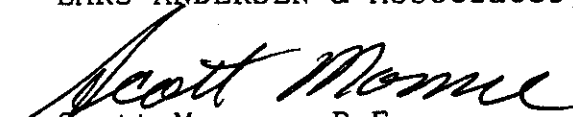
City of Sacramento
Dan Hendrycks
Kmart Site Plan
October 10, 1986
Page Two

5. Kmart's past experience, in the Sacramento area with their existing stores, clearly indicates that the area is strong in horticulture. Therefore, to reduce the area of the Garden Shop would not benefit the community as a whole.

If you have any questions, please call me at (209) 485-1300.

Sincerely,

LARS ANDERSEN & Associates, Inc.


Scott Mommer, P.E.

c: Kmart Corp.
R. Niedzwiecki



REGIONAL TRANSIT
P.O. BOX 2110 • 1400 29TH STREET • SACRAMENTO, CA 95810-2110 • (916) 321-2800

October 14, 1986

CITY PLANNING DIVISION

OCT 15 1986

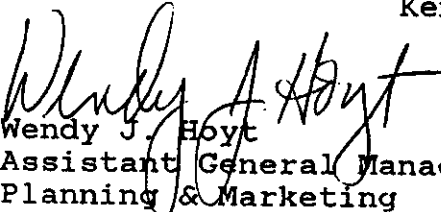
RECEIVED

Mr. Dan Hendryks, Associate Planner
City of Sacramento
Planning Department
1231 I Street
Sacramento, CA 95814

NAME OF DEVELOPMENT: K-Mart
CONTROL NUMBER: P-8383/P-86-362
TYPE OF DOCUMENT: Site Plan Review
DATE RECEIVED AT RT: October 2, 1986

COMMENTS: Regional Transit has reviewed the site plan and is satisfied that for RT's purposes, the site plan meets requirements 1b and 3 of the Gateway Shopping Center PUD.

CONTACT PERSON(S): David Melko, Associate Planner - 732-2262
Ken DeCrescenzo, Assistant Planner - 732-2254


Wendy J. Hoyt
Assistant General Manager,
Planning & Marketing

C: Anderson & Associates, Inc.

R 86-362

November 13, 1986

Sacramento Regional Transit a Public Entity is an Equal Opportunity Employer

item 5

October 17, 1986

To: Sacramento City Planning Department

From: Natomas Community Association Planning Committee,
Ray Tretheway 924-8733

Subject: P86-362 K-Mart Northgate and San Juan

Comments:

1. This shopping center site is designated for neighborhood shopping and the proposed use is a regional shopping center. Local grocery shopping at this site would service adjoining residential neighborhoods and lessen traffic flows to Lucky's, Bel Air or the proposed Abertsons.

Is this proposed use consistent with the South Natomas Community Plan?

If not should an environmental impact report be prepared to analyse it's impacts?

2. Is this use consistent with the proposed Northgate Boulevard retail development plan currently under review? Does it benefit the mixed retail/residential mix proposed for Northgate Boulevard?

3. Landscape setbacks should be minimum of 25' and bermed.

4. The three building pads should be consolidated into one pad, and any drive-thru service prohibited.

.e

CITY PLANNING DIVISION

OCT 17 1986

RECEIVED

P-86-362

November 13, 1986

item 5