

**Meeting Date: 10/8/2013**

**Report Type:** Consent

**Report ID:** 2013-00765

**Title: (Pass for Publication) Florin Plaza Shopping Center Project (P13-030)  
[Published 10/04/2013]**

**Location:** 1360 Florin Road and 7211 to 7221 Freeport Blvd, District 8

**Issue:** The proposal to construct a 27,870 square-foot grocery store, a 5,400 square-foot retail building, and a 4,000 square-foot bank building on 4.66 acres in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones, requires City Council approval of a Rezone Amendment.

**Recommendation:** 1) Review a) a Resolution approving the Mitigated Negative Declaration Addendum and the Mitigation Monitoring Plan, b) a Resolution approving a special permit and plan reviews for new commercial buildings in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones, c) an Ordinance amending section 1(C) of Ordinance No. 89-046 relating to prohibited commercial use; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on October 15, 2013.

**Contact:** David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

**Presenter:** None

**Department:** Community Development Dept

**Division:** Planning

**Dept ID:** 21001221

**Attachments:**

- 01-Description/Analysis
- 02-Background
- 03-Vicinity Map
- 04-Resolution (CEQA)
- 05-Resolution (Project Approval)
- 06-Ordinance (Rezone Amendment)
- 07-Site Plan
- 08-Grocery Store Floor Plan
- 09-Grocery Store Elevations
- 10-Retail Pad A Floor Plan and Elevations
- 11-Pad 2 Floor Plan and Elevations
- 12-Landscape Plan
- 13-New Parcel Exhibit

---

**City Attorney Review**

Approved as to Form  
Jeffrey Heeren  
10/2/2013 12:13:14 PM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
John Colville  
9/23/2013 12:27:29 PM

**Approvals/Acknowledgements**

Department Director or Designee: Max Fernandez - 9/30/2013 9:56:01 AM

## Description/Analysis

**Issue Detail:** The applicant is requesting to construct a 27,870 square-foot grocery store, a 5,400 square-foot retail building, and a 4,000 square-foot bank building on 4.66 acres in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones. The project requires a Special Permit to develop the grocery store since it exceeds 20,000 square feet in size, and Plan Reviews to develop the other two commercial buildings. The project also requires a Rezone amending section 1(c) of ordinance no. 89-046 relating to prohibited commercial uses, in order to allow grocery stores over 6,400 square feet to exist on the site.

### Policy Considerations:

General Plan. The 2030 General Plan designation of the subject site is Suburban Corridor, which envisions auto-oriented, moderate-density retail, office, and residential corridors that support surrounding suburban neighborhoods. The Floor-Area-Ratio (FAR) for the proposed project is 0.18, which is lower than the required range for the Suburban Corridor designation (0.25-2.0). However, the proposed project can be supported based on the following General Plan policy:

*Development Intensity at Less than the Minimum Floor-Area-Ratio (FAR). The City shall permit development at less than the required minimum FAR if only a ministerial permit is required. Where a discretionary permit is required, a development with a FAR at less than the required minimum may be deemed consistent with the General Plan if the City finds that (1) the use involves no building or by its nature normally conducts a substantial amount of its operations outdoors, or (2) the initial site development is being phased and an overall development plan demonstrates compliance with the FAR standard, or (3) the use is temporary and would not interfere with long-term development of the site consistent with the FAR standard, or (4) the building size or lot coverage is constrained beyond what is otherwise allowed by the zoning designation of the site, due to the existence of an overlay zone or because of environmental features, such as wetlands. (LU 1.1.13)* Staff finds that the project is strictly limited because of the development standards under the Executive Airport Overlay zone (EA-2). The site is still consistent with the General Plan because the project's scale is appropriate given the strict overlay zone and airport safety outweighs the higher development intensity required by the minimum 0.25 FAR.

*Building Design. The City shall ensure that new buildings are designed to engage the street and encourage walking through design features such as placing the building with entrances facing the street and providing connections to sidewalks. (M 2.1.6)* Staff finds the building design provides large storefront windows on public street elevations to engage the street, enhanced entry elements that connect to the public sidewalks, and paved walkways to facilitate pedestrian access from the existing neighborhood.

Executive Airport Overlay Zone. The purpose of the Executive Airport Overlay Zone is to protect the health, safety, and general welfare of people in the vicinity of the Sacramento Executive Airport and to improve air navigation safety. Three categories of land use restrictions are included in the overlay zone: a) Height restrictions to protect the navigable airspace around airports; b) Noise to minimize the number of people exposed to noise from aircraft operations; c) Safety of people on the ground to minimize the number of people exposed to hazards related to aircraft operations and accidents.

A portion of the 4.66-acre for the proposed project is located in the Approach-Departure Zone 1 (EA-2) and this zone allows the development of uses only if they do not result in the concentration of people greater than 50 people per acre at any time. The 50 people per acre determination is calculated by determining the highest number of people expected in the project at any time during a 24-hour period ending at midnight and dividing this number by the project area in acres. The remainder of the project site is located in the overflight zone (EA-4) which is the least restrictive.

The Sacramento Area Council of Governments (SACOG) has reviewed the proposed project and concluded that most of the buildings are located outside of the Approach Departure Safety Zone (EA-2). Specifically, the bank building is located in the (EA-2) zone, but the grocery store and the retail building are located in the (EA-4) zone. The Sacramento Area Council of Governments (SACOG) has concluded that the project is consistent with the Executive Airport Comprehensive Land Use Plan (CLUP) and, therefore, there is no objection to the development.

Rezone Amendment. The subject property was rezoned to the current C-1-R-EA-2 and C-1-R-EA-4 designations in 1989 (Ordinance 89-046). The rezone ordinance stipulated that specific commercial uses be prohibited on the site, including any grocery store exceeding 6,400 square feet. Staff has researched the history of this ordinance and has not found any safety reasons why this stipulation for the size of the grocery store was included. In order for the proposed 27,870 square-foot grocery store to be located on the site, the previous rezone ordinance needs to be amended to eliminate the language pertaining to the grocery store. Staff supports the amendment since 1) the proposed use is a viable use at the location and is compatible with the existing pharmacy on the adjacent parcel, 2) the building is outside of the Approach Departure Safety Zone (EA-2) which prohibits the concentration of people greater than 50 people per acre at any time, and 3) the development is consistent with policies within the General Plan designation of Suburban Corridor.

**Economic Impacts:** None

**Environmental Considerations:** The original project, CVS at Florin and Freeport (P10-044), was approved by the City Council on March 15, 2011. The project evaluated in the Mitigated Negative Declaration (MND) included a request for approval of a tentative map to subdivide two parcels into five separate parcels, and entitlements required for the construction of pharmacy retail store on approximately 1.7 acres. The retail pharmacy occupies parcel 1, which included rough grading, underground utilities, site lighting, and paved access driveways to both Florin Road and Freeport Boulevard. An existing 6-foot-tall “Timbercrete” masonry sound wall exists on the south east property line of the project site. The future proposed development that was identified included the construction of a mixture of retail, restaurant and office uses, as follows:

- Parcel 2 (0.761 acres) Drive-through fast-food restaurant (3,067 square feet)
- Parcel 3 (0.810 acres) Retail (8,400 square feet)
- Parcel 4 (0.843 acres) Retail (6,750 square feet)
- Parcel 5 (3.072 acres) Medical Office (3 separate buildings totaling 20,500 square feet, and restaurant with 5,880 square feet)

The remaining site is currently vacant. It is proposed to be built with a grocery store (27,870 square feet); a small retail building (5,400 square feet); and a bank (4,000 square feet). These changes in uses and the increase in square footage of retail would not result in a substantial increase in the severity of the previously identified significant effects and would result in no new significant effects.

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the Addendum, would have a significant effect on the environment beyond that which was evaluated in the mitigated negative declaration (MND) that was approved (Resolution No. 2011-153), for the project. Additional mitigation measures are included to respond to site-specific conditions, and the mitigation measures themselves do not result in any new significant effects. A Subsequent MND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California). The current request is to consider the Addendum with the approved Mitigated Negative Declaration prior to making a decision on the project.

The Mitigated Negative Declaration Addendum is posted on the Community Development Department's web site at: <http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

**Sustainability:** The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: 1) Reduce consumption of material and encourage the reuse and local recycling of materials; 2) Reduce the use of toxic materials; 3) Establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled; 4) Reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses; 5) Reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) Improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City; 7) Create "Healthy Urban Environments" through Restorative Redevelopment, and 8) Maintain and expand the urban forest.

Staff recommends that the applicant introduce sustainable practices during the construction of the proposed project. Staff recommends the use of energy efficient design, and the use of local materials as a minimum standard for this project.

**Commission/Committee Action:** On September 12, 2013, the City Planning and Design Commission approved the project described above with a vote of 13 ayes to 0 noes.

**Rationale for Recommendation:** The proposed project complies with the goals and objectives of the General Plan Suburban Corridor designation in that: 1) The use will provide needed goods and services to the surrounding neighborhood; 2) The use can be accessed by walking, biking and public transit; and 3) The building design provides large storefront windows on public street elevations to engage the street.

**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

## Background

**Background Information:** On June 27, 1989, the subject site was rezoned from Standard Single Family (R-1) to Limited Commercial Review (C-1-R) in the EA-2 and EA-4 Executive Airport Overlay zones (P88-456). The Executive Airport Overlay zones have requirements to restrict the number of people at the site at any given time for safety reasons because of the proximity to the airport. The rezone stipulated that specific commercial uses be prohibited on the site, including convenience market dispensing alcoholic beverages, cleaning/laundry agency, restaurant with bar, Christmas tree sales lot, indoor amusement center, gun shop, dance/music/voice studio, and a grocery store exceeding 6,400 square feet (Ordinance 89-046). On March 15, 2011, the City Council approved entitlements to allow the construction of a drive-through pharmacy. The entitlements included: a tentative map to subdivide one parcel into five parcels, a rezone of the adjacent parcel to the subject site to General Commercial Review Executive Airport Overlay (C-2-R-EA-2 and C-2-R-EA-4) zones, a Special Permit and a Variance. Currently, the pharmacy is constructed and that parcel is fully developed, whereas the adjacent four parcels, including the three parcels on the subject application, are partially developed with drive aisles for circulation purposes. The last remaining parcel, fronting on Florin Road, is not part of this application.

**Public/Neighborhood Outreach and Comments:** Staff routed the proposal to various neighborhood groups and associations which included Cabrillo Park Neighborhood Association, Carella Gardens Neighborhood Association, Golf Course Terrace Estates Neighborhood Association, Henrietta Drive Neighborhood Association, Meadowview Development Committee, Sacramento Area Bicycle Advocates (SABA), South Land Park Neighborhood Association, WalkSacramento, and Z'Berg Park Neighborhood Association. Staff has sent early notices to property owners within a radius of 500 feet from the project site. On July 18, 2013, a community meeting was held to seek input from neighbors regarding the project. Approximately 20 neighbors and members of adjacent neighborhood groups attended the meeting. In addition, the applicant, the developer, and planning staff attended the meeting. Issues raised by neighbors included concerns for the delivery hours of trucks, security at the loading area, constant debris on the site, level of environmental review, and the proposed large signs.

Subsequent to the neighborhood meeting, staff requested a noise study from the applicant due to the proposed location of a loading dock adjacent to residential dwellings. The study recommended restricting hours of truck delivery to daytime hours and prohibiting idling of trucks along the property line adjacent to the dwellings. Due to the concerns of neighbors, staff believes that the hours of delivery shall occur no later than 7:00 p.m. and has included this as a condition to the project. Staff has conditioned that security cameras be installed to monitor the loading area and that the site be daily kept clear of litter. The applicant had originally applied for a sign variance for detached signage that exceeded the size that the zone allows; however, due to concerns by staff and neighbors, the applicant has since withdrawn the request. The

applicant will have to either comply with what the zone allows for signage or request for a deviation from the code requirements in the future.

Staff received a letter from Caltrans requesting for a traffic impact analysis. The Department of Public Works has reviewed the proposal and has responded that a traffic analysis prepared in December 2010 (for previous file P10-044) is still valid and that a new traffic analysis for the project is not required. The project is required to implement all the mitigation measures and recommendations provided in the traffic analysis. Staff also received comment letter from SABA requesting that the project meets the City’s bicycle parking requirements and that a bicycle path be added to the pedestrian passageway to Southmont Way. Staff has conditioned that the project meets bicycle parking requirements; the applicant has indicated there are no plans to modify the pedestrian passageway at this time.

**Planning and Design Commission Public Hearing:** At the September 12, 2013 Planning and Design Commission hearing, the Commission approved the revision of the delivery hours for the grocery store such that deliveries should end by 8:00 p.m. and not 7:00 p.m.

**Land Use – Grocery Store**

The applicant proposes to construct a 27,870 square-foot grocery store on an undeveloped parcel in the C-1-R zone. In addition to a wide range of common household food items such as beverages, produce, fresh meat, dairy and frozen food, the store carries cooking equipment and supplies, bulk products, packaging and disposable products and janitorial products. The store serves households, operators of small restaurants, catering companies, businesses, clubs, and civic organizations. The proposed hours of operation for the store are from 6:00 a.m. to 12:00 midnight daily.

**Height, Bulk and Setbacks**

The following height and setback standards are defined in the Zoning Code for the existing Limited Commercial (C-1-R) zone.

<b>Height and area standards</b>			
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation?</b>
Height	35 feet maximum within 100 feet or less from R-zoned lot and 45 feet maximum greater than 100 feet from R-zoned lot	35'	no
Front Setback: Freeport Boulevard	7.5 feet minimum for 15' to 26' high building and 15 feet minimum for building	202'-0"	no

	more than 26' high		
Interior Setback: North Property Line	0	0	no
Interior Setback: South Property Line	0	51'-5"	no
Rear Setback: East Property Line	15 feet minimum for first 26' building height and 25 feet minimum for building portion over 26' high when adjacent to R-zoned lot	95'-0"	no
Lot Coverage	Special Permit required for building over 20,000 square feet	27,870 sq. ft.	Special permit is needed
Floor Area Ratio (FAR)	0.25 to 2.0	0.22	Yes, but see General Policy discussion

As shown in the chart above, the project meets all the height and setback requirements, but requires a Special Permit approval since the building area exceeds 20,000 square feet. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use. The subject grocery store is based on sound principles of land use since it provides services to the community and will enhance the livability of the neighborhood.
- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The use is not detrimental to the public health, safety or welfare, or creation of a nuisance in that:
- a. The delivery hours are restricted to be between 7 a.m. to 8 p.m.;
  - b. The existing six-foot wall abutting the dwelling units to the east is being conditioned to be extended by two feet, for a total of eight feet in height; and
  - c. A heavy landscape buffer is proposed between the single unit dwellings and the commercial development.
- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project complies with the goals and objectives of the General Plan Suburban Corridor designation in that:

- a. The use will provide needed goods and services to the surrounding neighborhood;
- b. The use can be accessed by walking, biking and public transit; and
- c. The building design provides large storefront windows on public street elevations to engage the street.

Staff believes that the proposed use provides services to the community and will enhance the livability for current and future residents. The site is located adjacent to a residential neighborhood which allows for convenient access by walking and biking. The project provides the necessary walls and buffer space adjacent to residential uses.

### ***Access, Circulation and Parking***

The subject site is bounded by Freeport Boulevard to the west, a parcel containing Retail Pad A to the north, parcel containing Pad 2 to the south, and single-family dwellings to the east. The current driveway accessing the site from Freeport Boulevard is being relocated a short distance to the south and the left turn lane for southbound traffic on Freeport Boulevard is being shifted at the same time to match the driveway. The existing deceleration lane for northbound traffic on Freeport Boulevard is to remain. The new relocated driveway will serve truck delivery to both the grocery store and the adjacent pharmacy. The street frontage at Freeport Boulevard is currently developed with a sidewalk and planter. The existing pedestrian access to Southmont Way south of the building is to remain. There will be reciprocal access to the surrounding parcels. The site meets the parking requirement for retail parking in the Traditional parking district, which is 1 space per 500 feet of building floor area. The site plan shows bicycle racks adjacent to the front entry; the applicant has indicated that long-term parking will be provided inside the store.

### ***Building design, Landscaping, Fencing and Signage***

The main exterior materials for the proposed building are cement plaster, split-faced blocks, and aluminum storefront systems. The front entrance facing Freeport Boulevard is enhanced with portico and awnings. There are also metal vine trellises on portions of the walls. The truck loading dock area and trash enclosure are situated at the rear of the building. The parking lot is designed with planters to provide shade trees; new trees are being planted adjacent to the east property line abutting the single-family dwellings. Staff has conditioned that the existing six-foot wall abutting the residences to the east be extended to eight feet to better screen the loading dock from the homes. The eight-foot high wall shall extend from the east corner of the property line of Retail Pad A to the pedestrian gate at Southmont Way. The applicant had originally applied for sign variance for detached signage for the use but has since retracted the request.

### **Land Use – Retail Pad A and Pad 2**

The project also requires a Plan Review to develop a 5,400 square-foot retail building in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-

EA-2 and C-1-R-EA-4) zones and a Plan Review to develop a 4,000 square-foot bank building in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones. There are no known tenants for the retail building at this time. In the Limited Commercial (C-1) zone, a drive-through is not allowed; neither the proposed retail building nor the proposed bank proposes a drive-through in conjunction with the use.

**Height, Bulk and Setbacks**

The following height and setback standards are defined in the Zoning Code for the existing Limited Commercial (C-1R) zone.

<b>Height and area standards</b>				
<b>Standard</b>	<b>Required</b>	<b>Proposed Retail Pad A</b>	<b>Proposed Pad 2</b>	<b>Deviation?</b>
Height	35 feet maximum within 100 feet or less from R-zoned lot and 45 feet maximum greater than 100 feet from R-zoned lot	32'-0"	25'-2"	no
Front Setback: Freeport Boulevard	7.5 feet minimum for 15' to 26' high building and 15 feet minimum for building more than 26' high	300'-0"	12'-6"	no
Interior Setback: North Property Line	0	33'-0"	25'-0"	no
Interior Setback: South Property Line	0	0	300'-0"	no
Rear Setback: East Property Line	15 feet minimum for first 26' building height and 25 feet minimum for building portion over 26' high when adjacent to R-zoned lot	140'-0"	48'-0"	no
Lot Coverage	Special Permit required for building over 20,000	5,400 sq.ft.	4,000 sq.	No Special Permit

	square feet		ft.	needed
Floor Area Ratio (FAR)	0.25 to 2.0	0.19	0.08	Yes, but see General Policy discussion

As shown in the above below, the project meets all the height and setback requirements.

***Access, Circulation and Parking***

Retail Pad A is bounded by Freeport Boulevard to the west, a parcel containing the pharmacy to the north, a parcel containing the grocery store to the south, and a church and single-family dwellings to the east. There will be reciprocal access to the surrounding parcels. The site meets the parking requirement for retail parking in the traditional parking district, which is 1 space per 500 feet of building floor area. The site plan shows bicycle racks and lockers adjacent to the building.

Pad 2 is bounded by Freeport Boulevard to the west, a parcel containing the grocery store to the north, vacant land to the south, and single-family dwellings to the east. An existing driveway off Freeport Boulevard will remain. There will be reciprocal access to the surrounding parcels. The site meets the parking requirement for retail parking in the traditional parking district, which is 1 space per 500 feet of building floor area. The site plan shows bicycle racks adjacent to the building; the applicant has indicated that long-term parking will be provided inside this building.

***Building design, Landscaping, Fencing and Signage***

Design Review staff has worked with applicant to refine the building elevations for the two buildings to complement the grocery store building. The main exterior materials for the proposed buildings are cement plaster, split-faced CMU blocks, and aluminum storefront systems to match the grocery store building. Similar enhancements such as metal awnings and metal vine trellises are also shown. The parking lot is designed with planters to provide shade trees and new trees are being planted adjacent to the east property line abutting the single-family dwellings. The site plan shows a trash enclosure for each building. The applicant had originally applied for sign variances to allow for larger detached signage but has since retracted the request.

In evaluating plan review proposals of this type, the Commission is required to make the following findings:

- A. 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 retail development is consistent with the General Plan designation of Suburban Corridor.

- B. 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, and have included conditions to ensure adequate drainage capacity and street frontage improvements.

- C. 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.

- D. 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 project will be developed to meet zoning code and building code requirements and therefore will not pose a threat to the public health nor be injurious to the surrounding area.

**DEPARTMENT OF TRANSPORTATION**

703 B STREET  
MARYSVILLE, CA 95901  
PHONE (916) 274-0635  
FAX (916) 274-0602  
TTY 711



*Flex your power!  
Be energy efficient!*

June 21, 2013

032013-SAC-0085

03-SAC-5/PM 16.8

Mr. David Hung  
City of Sacramento  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811

**Florin Plaza – Application**

Dear Mr. Hung:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. The project proposes to construct a 27,870 square-foot grocery store, a 5,400 square-foot retail building, and a 4,000 square-foot bank building on 4.66 acres in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay zones. The project is located on the corner of Florin Road (Rd) and Freeport Boulevard, and is approximately one mile from Interstate 5 (I-5). The following comments are based on the Application.

***Traffic Impact Analysis***

Since this proposed project will increase trips (45 trips for the AM peak hour and 120 trips for the PM peak hour), Caltrans anticipates potential impacts to I-5 if and when an intensification of traffic-generating development occurs. Therefore, a Traffic Impact Study (TIS) or a lesser level of analysis may be required to assess the impact of this particular project on the State Highway System and adjacent road network, with specific attention to I-5. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. It is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

If a previous traffic analysis included the planned configuration of this site, please submit this analysis to Caltrans to verify if the increase in trips to I-5 will produce significant impacts. We request that an analysis at a minimum include:

1. All on and off ramps at the I-5/Florin Rd interchange that will be utilized by customers and employees of the proposed project. Please analyze the ramps for queuing and intersection delay impacts from the increased trips.

*"Caltrans improves mobility across California"*

Mr. David Hung / City of Sacramento  
June 21, 2013  
Page 2

2. The mainline sections between Pocket Rd and Florin Rd, and Seamas Avenue and Florin Rd. Please analyze the mainline sections for weaving and queuing impacts from the increased trips.

If the traffic analysis identifies significant traffic impacts, please coordinate with Caltrans to determine appropriate mitigation measures. Possible mitigation measures already planned for these mainline segments and ramps are auxiliary lanes between Mack and Florin Roads (EA 1F160K) and ramp metering on Southbound I-5 at Florin Rd.

If the proposed project will not generate the amount of trips needed to meet Caltrans' trip generation thresholds, an explanation of how this conclusion was reached must be provided. If the proposed project requires a TIS, please provide us the opportunity to review the scope before the study begins.

Please provide our office with copies of any further actions related to this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Angela Shepard, Intergovernmental Review Coordinator, at (916) 274-0566 or by email at: [angela.shepard@dot.ca.gov](mailto:angela.shepard@dot.ca.gov)

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning – South

cc: Scott Morgan, State Clearinghouse



**SACRAMENTO AREA  
BICYCLE ADVOCATES**

909 12th St, Ste. 116  
Sacramento, CA 95814

*sacbike.org*  
*saba@sacbike.org*  
916 444-6600

June 25, 2013

David Hung, Associate Planner  
City of Sacramento, Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
dhung@cityofsacramento.org

Subject: Florin Plaza Request for Special Permit and Variance (File No. P13-030)

Dear Mr. Hung:

Thank you for the opportunity to comment on the subject application. The application package does not address compliance with the City's new Parking Regulations that apply to bike parking. We suggest that the Planning Division's Universal Application form be modified to include bicycle parking requirements in the Part 3: Non-Residential Projects section on Parking Requirements. This section currently addresses vehicle parking requirements but does not mention bicycle parking requirements.

Bicycle Parking. The proposed project consists of three commercial stores (grocery, bank, and other retail). According to the City's Parking Regulations, two secure long-term bicycle parking spaces will be required at each store for use by employees. Also, the regulations require 14 short-term bicycle parking spaces at the grocery and two short-term bicycle parking spaces at each of the other two stores, for use by customers. The regulations specify the features, locations and dimensions of these spaces. It is critical that the short-term spaces be located close to the entrances to the stores for the convenience of the bicycle-riding customers and for high visibility to enhance security and prevent theft.

Bicycle Access to Adjacent Neighborhood. We greatly appreciate that the application commits to an accessible path of travel from the store site to Southmont Way to provide pedestrian access from the adjacent residential neighborhood along and beyond Amherst Street. We request that this access point be constructed to allow bicycle access as well, as bicycle access to the store site along either Florin Road or Freeport Boulevard will be extremely circuitous and hazardous. The site plan attached to the subject application describes a fence and gate at the pedestrian access location. We request instead that the access point consist of two 5-foot-wide paved paths for bicycles and pedestrians separated by a highly visible obstacle (e.g. landscaping) to prevent vehicle passage. Bollards should not be used to prevent vehicle access between the bicycle paths because they are poorly visible and very dangerous for collisions by bicyclists.

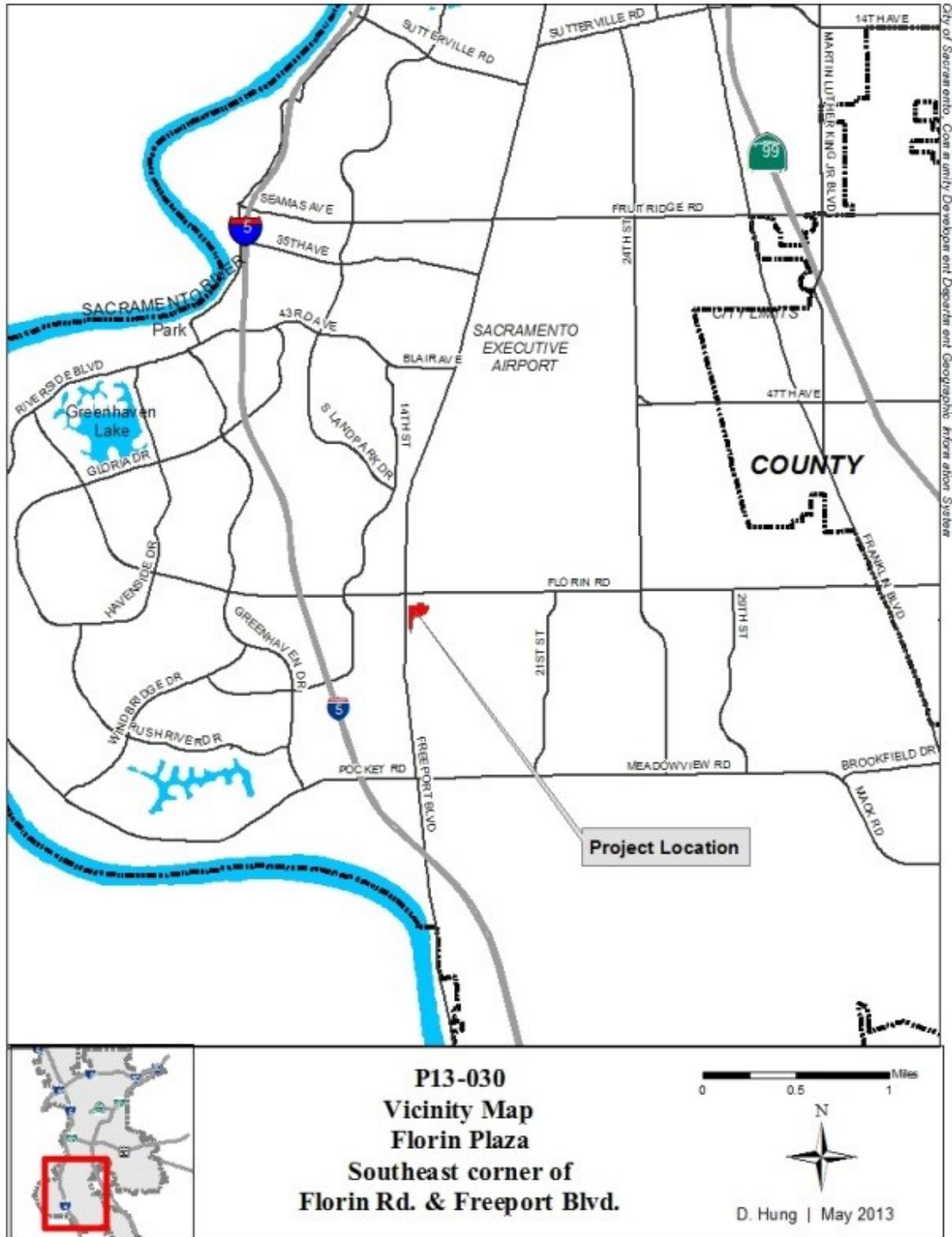
SABA works to ensure that bicycling is safe, convenient, and desirable for everyday transportation. Bicycling is the healthiest, cleanest, cheapest, quietest, most energy efficient, and least congesting form of transportation. Thank you for considering our comments.

Sincerely,

Jordan Lang  
Project Analyst

CC: Joseph Hurley, SMAQMD (jhurley@airquality.org);  
Ed Cox, City of Sacramento Alternative Modes Coordinator (ecox@cityofsacramento.org)

### Attachment 3: Vicinity Map



**Attachment 4: CEQA Resolution**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING THE MITIGATED NEGATIVE DECLARATION ADDENDUM AND THE MITIGATION MONITORING PLAN FOR THE FLORIN PLAZA SHOPPING CENTER PROJECT LOCATED AT 1360 FLORIN ROAD AND 7211 TO 7221 FREEPORT BLVD (P13-030) (APN: 047-0290-003-0000, 047-0290-004-0000, 047-0290-005-0000)**

**BACKGROUND**

A. On September 12, 2013, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Florin Plaza Shopping Center project.

B. On October 15, 2013, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Sections 17.200.010(C)(2)(a) and (c) (publication and mail 500'), and received and considered evidence concerning the Florin Plaza Shopping Center project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

1. The City Council finds as follows:

a. On March 15, 2011, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council adopted a mitigated negative declaration (MND) and a mitigation monitoring plan and approved CVS at Florin and Freeport (P10-044)(Resolution 2011-153).

b. The Project Modification, Florin Plaza Shopping Center Project (P13-030), proposes to modify the previously approved Project as follows: Construction and operation of a 27,870 square-foot grocery store, a 5,400 square-foot retail building, and a 4,000 square foot bank building on 4.66 net acres in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zone. The request requires a Rezone to amend Ordinance No. 89-046 to eliminate language prohibiting grocery stores over 6,400 square feet, a Special

Permit to construct a building exceeding 20,000 square feet in the C-1 zone, and a Plan Review to construct two new commercial buildings.

c. Staff has 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 City Council 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 City Council 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. Additional mitigation measures are included to respond to site-specific conditions, and the mitigation measures themselves do not result in any new significant effects. No new information of substantial importance has been found that shows any of the following:

i. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;

ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

iii. 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

iv. 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 City Council finds that the MND and addendum reflect the City Council's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.
4. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project Modification, the City Council adopts the Mitigation Monitoring Plan to require all reasonably feasible mitigation measures be implemented by means of Project Modification conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.
5. Upon approval of the Project, the City Manager 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.
6. The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

Table of Contents:

Exhibit A: Revised Mitigation Monitoring Plan

## Exhibit A: Revised Mitigation Monitoring Plan

### **REVISED CVS AT FREEPORT AND FLORIN (P10-044) MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811, pursuant to Public Resources Code of California, Statute, 21081.6.

*The MMP has been revised with updated Environmental Noise Assessment recommendations for the project design to achieve compliance with the exterior noise level limits.*

#### SECTION 1: PROJECT IDENTIFICATION

**Name/File Number:** CVS at Freeport and Florin (P10-044)

**Owner/Developer/Applicant:** Josh Eisenhut  
Armstrong Development  
1375 Exposition Blvd., Ste. 101  
Sacramento, CA 95818

**City of Sacramento Contact:** Dana Allen, Associate Planner  
Environmental Planning Services  
Community Development Department  
300 Richards Boulevard  
Sacramento, CA 95811  
Phone: (916) 808-2762

#### [Project Location](#)

The proposed project site is located at the southeast corner of Freeport Boulevard and Florin Road (APN 047-0021-018-0000 and 047-0091-015).

#### [Project Components](#)

The proposed project includes a request for approval of a tentative map to subdivide two parcels located into five separate parcels. The project site is approximately 7.5 acres in size. The project seeks entitlements required for the construction of pharmacy retail store at the corner of Freeport Boulevard and Florin Road. The requested map would create a parcel of approximately 1.7 acres to serve as the site for the pharmacy. The proposed store would be approximately 16,500 square feet in floor area.

#### **SECTION 2: GENERAL INFORMATION**

The Mitigation Monitoring Plan (MMP) includes mitigation for Light and Glare, Air Quality, Cultural Resources, Hazards, Noise, Transportation impacts. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation

measures as identified within the Initial Study/Mitigated Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer/applicant identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Mitigated Negative Declaration/Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer would be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, would be responsible for ensuring compliance.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
<b>Light and Glare</b>	<p><b>LG1</b> Structures proposed on the project site shall be designed to avoid the use of the following features:</p> <ul style="list-style-type: none"> <li>(1) reflective glass that exceeds 50 percent of any building surface and on the ground three floors;</li> <li>(2) mirrored glass;</li> <li>(3) black glass that exceeds 25 percent of any surface of a building; and,</li> <li>(4) metal building materials that exceed 50 percent of any street-facing surface of a primarily residential building.</li> </ul> <p><b>LG2</b> Security or exterior lighting on building facades facing residential areas shall be designed to avoid any direct light or glare onto neighboring properties.</p>	City of Sacramento-Community Development Department	Prior to issuance of any building permit, measures identified on plans shall be verified for compliance. The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any building permit.
<b>Air Quality</b>	<p><b>AQ-1.</b> Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.</p> <p><b>AQ-2.</b> Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.</p> <p><b>AQ-3.</b> Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.</p> <p><b>AQ-4.</b> Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).</p> <p><b>AQ-5.</b> All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p><b>AQ-6.</b> Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by</p>	City of Sacramento-Community Development Department	Prior to issuance of any grading permit, measures identified on plans shall be verified for compliance. The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading permit.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.</p> <p><b>AQ-7.</b> Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.</p>		
<p><b>Cultural Resources</b></p>	<p><b>CR-1</b> In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p> <p><b>CR-2</b> If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved</p>	<p>City of Sacramento-Community Development Department;</p> <p>Native American Heritage Commission</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p> <p><b>CR-3</b> If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment 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 taken place.</p>		
<b>Hazards</b>	<p><b>Haz 1</b> Prior to the issuance of building permits, the applicant shall submit written identification and confirmation of all reports required relating to potentially hazardous materials on the project site, including reports required by the air district relating to asbestos-containing materials and lead-based paint, compliance with applicable regulations relating to identification and disposal of all such materials, and appropriate disposal of railroad ties that are located on the project site.</p>	<p>City of Sacramento-Community Development Department;</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
			compliance prior to issuance of any grading or building permit.
Noise	<p><b>N-1</b> All mechanical building equipment, including heating, air conditioning and ventilating equipment and other mechanical equipment, shall be completely screened.</p> <p><b>N-2</b> Landscape maintenance activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m.</p> <p><b>N-3</b> Prior to issuance of building permits for any use on Parcels 2 through 5, inclusive, of the project site that includes a drive-through facility, the applicant shall provide written confirmation from a qualified noise consultant that the noise emitted at the project property line adjoining residences by any outside speaker used for communicating with customers will be within the applicable limit set forth in the City's noise ordinance.</p> <ul style="list-style-type: none"> <li>• <b>Loading and delivery activities shall be limited to daytime hours; and,</b></li> <li>• <b>Delivery trucks, including refrigerated trucks, shall be prohibited from idling along the southeast property line of the project site.</b></li> </ul>	City of Sacramento-Community Development Department	Prior to issuance of building permit, measures identified on plans shall be verified for compliance. The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit.
Transportation	<p><b>T-1</b> Prior to beginning construction, a construction traffic and parking management plan shall be prepared by the applicant to the satisfaction on the City Traffic Engineer and shall be subject to the review by all affected agencies. The plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained. At a minimum, the plan shall include the following:</p> <ul style="list-style-type: none"> <li>• The number of truck trips, time, and day of street closures</li> <li>• Time of day of arrival and departure of construction vehicles</li> <li>• Limitation on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting</li> <li>• Provision of a truck circulation pattern</li> <li>• Provision of a driveway access plan so that vehicular, pedestrian and bicycle movements are</li> </ul>	City of Sacramento-Community Development Department	<p>A copy of the construction traffic management plan shall be submitted to local emergency response agencies and these agencies shall be notified as least fourteen (14) days before the commencement of construction that would partially or fully obstruct roadways.</p> <p>Prior to issuance of any grading or building</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>maintained. The driveway access plan should include placement of steel plates, minimum distances for open trenches and private vehicle pick up and drop off areas</p> <ul style="list-style-type: none"> <li>• Maintenance of safe and efficient routes for emergency vehicles</li> <li>• Manual traffic control, if necessary</li> <li>• Proper advance warning and posted signage concerning street closures</li> <li>• Provisions for pedestrian safety.</li> </ul> <p><b>T-2</b> Prior to issuing the first building permit, the applicant shall submit improvement plans and coordinate with the City to implement the following:</p> <ul style="list-style-type: none"> <li>• Allow U-turn movement on the westbound traffic at Florin Road/Freeport Boulevard intersection. The project applicant shall be required to provide the appropriate signs per the City of Sacramento, Traffic Engineering satisfaction.</li> <li>• Proposed driveway at Florin Road shall be right-in/right-out only.</li> <li>• Adjust the traffic signal timing at Freeport Boulevard/ Florin Road intersection. The applicant shall pay a fair share contribution to the City of Sacramento Traffic Operation Center to monitor and adjust the signal timing, when needed.</li> <li>• The existing westbound left-turn pocket at Florin Road/ Freeport Boulevard intersection needs to be modified with the buildup of the project site to provide a standard left-turn pocket length.</li> </ul> <p><b>T-3</b> Prior to issuing the first building permit, the applicant shall submit improvement plans and coordinate with the City of Sacramento, Department of Transportation to implement the following:</p> <ul style="list-style-type: none"> <li>• The project applicant shall construct a second left-turn lane on the northbound direction of Freeport Boulevard at Florin Road.</li> <li>• The project applicant shall construct a</li> </ul>		<p>permit, measures identified on plans shall be verified for compliance. The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of the first building permit.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>northbound right-turn lane with the development of Phase 1 of the project (the CVS pharmacy store).</p> <ul style="list-style-type: none"> <li>• The proposed southern driveway at Freeport Boulevard shall be right-in/right-out only.</li> <li>• The project applicant shall construct a deceleration lane on both proposed driveways along Freeport Boulevard.</li> </ul> <p><b>T-4</b> Prior to issuing the first building permit, the applicant shall submit improvement plans and coordinate with the City of Sacramento, Department of Transportation to implement the following:</p> <ul style="list-style-type: none"> <li>• The project applicant shall construct a second left-turn lane on the northbound direction of Freeport Boulevard at Florin Road.</li> <li>• The project applicant shall construct a northbound right-turn lane with the development of Phase 1 of the project (the CVS pharmacy store).</li> <li>• The proposed southern driveway at Freeport Boulevard shall be right-in/right-out only.</li> <li>• The project applicant shall construct a deceleration lane on both proposed driveways along Freeport Boulevard.</li> </ul>		

**Attachment 5: Resolution – Project Approval**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE FLORIN PLAZA SHOPPING CENTER PROJECT LOCATED AT 1360 FLORIN ROAD AND 7211 TO 7221 FREEPORT BLVD (P13-030) (APN: 047-0290-003-0000, 047-0290-004-0000, 047-0290-005-0000)**

**BACKGROUND**

- A. On September 12, 2013, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Florin Plaza Shopping Center project.
- B. On October 15, 2013, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Florin Plaza Shopping Center project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the Florin Plaza Shopping Center project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

- A. The **Special Permit** to allow a building exceeding 20,000 square feet in the Limited Commercial (C-1) zone is approved subject to the following Findings of Fact and Conditions of Approval:
  - 1. The subject grocery store is based on sound principles of land use since it provides services to the community and will enhance the livability of the neighborhood.
  - 2. The use is not detrimental to the public health, safety or welfare, or creation of a nuisance in that:
    - a. The delivery hours are restricted to be between 7 a.m. to 8 p.m.;

- b. The existing six-foot wall abutting the dwelling units to the east is being conditioned to be extended by two feet, for a total of eight feet in height; and
    - c. A heavy landscape buffer is proposed between the single unit dwellings and the commercial development.
  3. The proposed project complies with the goals and objectives of the General Plan Suburban Corridor designation in that:
    - a. The use will provide needed goods and services to the surrounding neighborhood;
    - b. The use can be accessed by walking, biking and public transit; and
    - c. The building design provides large storefront windows on public street elevations to engage the street.

**B.** The **Plan Review** to develop a 5,400 square-foot retail building in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones is approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed retail development is consistent with the General Plan designation of Suburban Corridor.
2. Staff has reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure, and have included conditions to ensure adequate drainage capacity and street frontage improvements.
3. The design of the project complies with applicable setback, lot coverage, density, height and parking regulations.
4. The project will be developed to meet zoning code and building code requirements and therefore will not pose a threat to the public health nor be injurious to the surrounding area.

**C.** The **Plan Review** to develop a 4,000 square-foot bank building in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones is approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed retail development is consistent with the General Plan designation of Suburban Corridor.
2. Staff has reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure, and have included conditions to ensure adequate drainage capacity and street frontage improvements.

3. The design of the project complies with applicable setback, lot coverage, density, height and parking regulations.
4. The project will be developed to meet zoning code and building code requirements and therefore will not pose a threat to the public health nor be injurious to the surrounding area.

### **Conditions of Approval**

- A. The **Special Permit** to allow a building exceeding 20,000 square feet in the Limited Commercial (C-1) zone is hereby **approved** subject to the following conditions:

#### **Planning**

- A1. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modifications to the project shall be subject to additional Planning review and may require subsequent entitlements.
- A2. The applicant shall obtain all necessary building permits prior to commencing construction.
- A3. Prior to the issuance of a building permit, the applicant shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following: Establish a process for neighbors to communicate directly with staff of the facility. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a clearly visible place.
- A4. 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. Parking lot lighting shall be equipped with vandal-proof covers.
  - c. The premises, while closed for operation after dark, must be sufficiently lighted by use of interior night-lights.
- A5. Trees shall be planted and maintained throughout surface parking lot to ensure that, within fifteen (15) years after establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded. A final landscape plan shall be submitted to planning for review and approval prior to issuance of building permit.
- A6. Applicant shall select tree species which provides for noise mitigation when planted adjacent to residential dwellings.

- A7. The trash enclosure shall meet all requirements of the Sacramento City Code regulations, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.
- A8. 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.
- A9. The proposal is required to meet the Sacramento City Code regulations regarding bicycle parking for both short-term and long-term. Bicycle parking shall be located within close proximity to the entrances to the building.
- A10. Extend wall height by two feet on east property line abutting adjacent dwellings, southeast of the grocery store, and as indicated on plans. A final detail of the wall shall be submitted to the Planning Division for approval prior to building permit submittal.
- A11. Truck delivery shall be restricted between the hours of 7:00 a.m. to 8:00 p.m.
- A12. Any new signage shall comply with the City's Sign Ordinance.
- A13. Security cameras shall be installed to monitor the loading dock and the area surrounding it.
- A14. Site shall be maintained daily to be clear of litter generated by the business.

### **Department of Transportation**

- A15. Construct standard public improvements as noted in these conditions pursuant to Chapter 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Chapter 18.04.130 of the City Code. 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 fronting the property along Freeport Boulevard and Florin Road per City standards to the satisfaction of the Department of Public Works.**
- A16. Prior to issuing the building permit, the applicant shall submit improvement plans and coordinate with the City to implement the followings (If not already done):
  - a. Allow U-turn movement on the westbound traffic at Florin Road/Freeport Boulevard intersection. The project applicant shall be required to provide the appropriate signs per City standards and to the satisfaction of the Department of Public Works.
  - b. Adjust the traffic signal timing at Freeport Boulevard/ Florin Road

intersection. The applicant shall pay a fair share contribution to the City of Sacramento Traffic Operation Center to monitor and adjust the signal timing, when needed.

- c. **The existing westbound left-turn pocket at Florin Road/ Freeport Boulevard intersection needs to be modified with the build out of the project site to provide a standard left-turn pocket length.**

- A17. To accommodate the proposed new driveway shift along Freeport Boulevard, the applicant shall do the following:
  - a. Reconstruct the existing median to provide for a standard left turn pocket or extend the left turn pocket to align with the new driveway location.
  - b. Remove the existing driveway and reconstruct the frontage improvements, and construct a new driveway per City standards.
  - c. Reconstruct the deceleration lane and provide for a standard right turn pocket to City standards.
- A18. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not part of the proposed project and reconstruct the frontage improvements to the satisfaction of the Department of Public Works.
- A19. The site plan shall conform to the parking requirements set forth in City Code 17.64.040 (Development standards for off-street parking facilities, Zoning Ordinance).
- A20. All proposed detached signage shall comply with the City standards and be a minimum of 10-feet behind the right of way.
- A21. The design of walls, fences, signage and landscaping 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.

### **Department of Utilities**

- A22. There is an existing 36" water transmission main running north and south of the subject site. Per City code section 13.04.230, no permanent structure (including without limitation trees, garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.
- A23. Per City Code 13.04.070 and the Department current Tap Policy, commercial lots may have more than one domestic tap. Any new domestic water services shall

be metered. Construction of water services shall be deferred until the time of Building Permit.

- A24. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the Department of Utilities (DOU) may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
- A25. All onsite water, sewer and storm drainage shall be private systems maintained by the property owner.
- A26. There is an existing drainage study for the subject parcel titled "CVS Sacramento Florin and Freeport Drainage Report" dated April 2011. The applicant shall revise the drainage study as needed to address any changes to the proposed project. Any revisions shall be to the satisfaction of the DOU.
- A27. An onsite surface drainage system is required and shall be connected to the street drainage systems by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- A28. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed by the DOU.
- A29. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show methods to control urban runoff pollution from the project site during construction.
- A30. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by an existing regional water quality control facility, both source control and on-site treatment control measures (e.g., stormwater planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), multi-functional drainage corridors, vegetated filter strips and/or swales, and proprietary devices) are required. A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, (6) waste management areas and (7) Storm drain inlet (markings). Improvement plans must include the source controls and on-site treatment control measures

selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)” for appropriate source control measures. Runoff reduction measures (e.g. porous pavement) are optional control measures. Refer to the Runoff Reduction Credit Worksheet in the above Manual for porous pavement design.

## **Fire Department**

- A31. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided. ***This shall apply if buildings will be located on separate parcels).***
- A32. All turning radii for fire access shall be designed as 35’ inside and 55’ outside. CFC 503.2.4
- A33. Roads used for Fire Department access shall have an unobstructed width of not less than 20’ and unobstructed vertical clearance of 13’6” or more. CFC 503.2.1
- A34. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- A35. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- A36. 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 501.4
- A37. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- A38. Provide appropriate Knox access for site. CFC Section 506
- A39. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- A40. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- A41. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- A42. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a

means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.  
CFC 903.4.1.1

### **Building Division**

A43. All new work must comply with the applicable requirements of the 2010 California Code of Regulations Title 24, Part 2 (California Building Code), Part 2.5 (California Residential Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code) and Part 11 (California Green Code).

### **Police Department**

A44. Business shall be equipped with a monitored burglary alarm system.

A45. The cashier counters shall be equipped with a central station silent robbery alarm system and a telephone.

A46. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.

A47. Height markers which display height measures are required on the interior doorway of the business.

A48. All exterior lighting fixtures shall be maintained and operational.

A49. All the windows on the front and sides of the store shall remain free of obstructions in order to enhance public safety through increased visibility.

A50. Exterior lighting shall be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness. Special consideration for lighting of drive-thru and the south side of the building must be considered. Lighting needs to be adequate enough to provide safety but must avoid light pollution for the nearby residents. Lighting must meet IESNA minimum standards.

A51. The applicant shall post the property No Trespassing / No Loitering in accordance with section 602(k) of the California Penal Code, and sign an enforcement agreement with the police department to prosecute all violators.

A52. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall immediately disperse loiterers in order to prevent nuisance or unreasonable interference with adjacent properties.

- A53. The proprietor or his agent will be responsible for keeping the property free of litter and graffiti.
- A54. No public telephone/pay phone shall be allowed on the premises.
- A55. The proprietor or his agent shall be responsible for maintain the area adjacent to the premises free of liter.
- A56. There shall be no video/arcade machines maintained upon the premises at any time.
- A57. All dumpsters must be kept locked.
- A58. Recorded closed-circuit color video cameras shall be employed to monitor the cash registers, safe, entrances and store front areas.
- A59. Recorded closed-circuit color video cameras shall be installed to record the exterior.
- A60. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 30 days worth of activity. DVR shall have the capability to transfer recorded data to another medium (i.e. and external hard drive or DVD).
- A61. The DVR must be kept in a secured area that is accessible only to management. There shall be at least one member of the managerial staff on-site that can assist law enforcement in viewing and harvesting recorded footage.
- A62. Television style monitors shall be mounted in a visible location near the entrance so that patrons can clearly see their activities are being monitored when they come through the front door.
- A63. Mirrors or closed circuit televisions will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
- A64. The facility shall be equipped with UL approved drop safe. Safe shall have a minimum rating of TL-15 or class "C".
- A65. Signs shall be prominently displayed stating that employees do not have access to the safe.
- A66. The landscaping plan must be coordinated with the lighting plan/surveillance camera plan to ensure proper illumination and visibility is maintained through the maturity of the trees and shrubs.
- A67. In order to preserve visibility, we recommend shrubs that mature around 2-3' tall, and trees with canopy no lower than 8'tall.
- A68. If obtaining an ABC Type 20 license:

- a. Alcohol sales are limited to the hours between 8 A.M. and 11 P.M.
- b. Beer and/or ale shall be sold in original factory packages of a six pack or greater. Malt based coolers shall be sold in original factory packages of a 4-pack or greater. At no time, shall a single unit be sold.
- c. Wine and/or wine coolers must be sold in no less than 750 ml containers or 4-pack containers.

#### Advisory Notes

1. A Zoning Affidavit shall be submitted by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits. (Planning)
2. The applicant will be responsible to meet his/her obligation as outlined in Chapter 18.44 of City Code pertaining to the 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 \$14,535. This is based on three commercial retail / service buildings totaling 37,270 square feet at the standard rate of \$0.39 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 a building permit. (Parks & Recreation)

B/C. The **Plan Reviews** to develop a 5,400 square-foot retail building and a 4,000 square-foot bank building in the Limited Commercial Review Executive Airport EA-2 and EA-4 Overlay (C-1-R-EA-2 and C-1-R-EA-4) zones are hereby **approved** subject to the following conditions:

#### Planning

- B/C1. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modifications to the project shall be subject to additional Planning review and may require subsequent entitlements.
- B/C2. The applicant shall obtain all necessary building permits prior to commencing construction.
- B/C3. Prior to the issuance of a building permit, the applicant shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following: Establish a process for neighbors to communicate directly with staff of the facility. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a clearly visible place.
- B/C4. 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. Parking lot lighting shall be equipped with vandal-proof covers.
- c. The premises, while closed for operation after dark, must be sufficiently lighted by use of interior night-lights.

B/C5. Trees shall be planted and maintained throughout surface parking lot to ensure that, within fifteen (15) years after establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded.

B/C6. The trash enclosure shall meet all requirements of the Sacramento City Code regulations including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.

B/C7. 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.

B/C8. The proposal is required to meet the Sacramento City Code regulations regarding bicycle parking for both short-term and long-term. Bicycle parking shall be located within close proximity to the entrances to the building.

B/C9. Any new signage shall comply with the City's Sign Ordinance.

B/C10. Site shall be maintained daily to be clear of litter generated by the business.

### **Department of Transportation**

B/C11. Construct standard public improvements as noted in these conditions pursuant to Chapter 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Chapter 18.04.130 of the City Code. 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 fronting the property along Freeport Boulevard and Florin Road per City standards to the satisfaction of the Department of Public Works.**

B/C12. Prior to issuing the building permit, the applicant shall submit improvement plans and coordinate with the City to implement the followings (If not already done):

- a. Allow U-turn movement on the westbound traffic at Florin Road/Freeport Boulevard intersection. The project applicant shall be required to provide the appropriate signs per City standards and to the satisfaction of the Department of Public Works.
- b. Adjust the traffic signal timing at Freeport Boulevard/ Florin Road

intersection. The applicant shall pay a fair share contribution to the City of Sacramento Traffic Operation Center to monitor and adjust the signal timing, when needed.

- c. **The existing westbound left-turn pocket at Florin Road/ Freeport Boulevard intersection needs to be modified with the build out of the project site to provide a standard left-turn pocket length.**

- B/C13. To accommodate the proposed new driveway shift along Freeport Boulevard, the applicant shall do the following:
  - a. Reconstruct the existing median to provide for a standard left turn pocket or extend the left turn pocket to align with the new driveway location.
  - b. Remove the existing driveway and reconstruct the frontage improvements, and construct a new driveway per City standards.
  - c. Reconstruct the deceleration lane and provide for a standard right turn pocket to City standards.
- B/C14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not part of the proposed project and reconstruct the frontage improvements to the satisfaction of the Department of Public Works.
- B/C15. The site plan shall conform to the parking requirements set forth in City Code 17.64.040 (Development standards for off-street parking facilities, Zoning Ordinance).
- B/C16. All proposed detached signage shall comply with the City standards and be a minimum of 10-feet behind the right of way.
- B/C17. The design of walls, fences, signage and landscaping 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.

### **Department of Utilities**

- B/C18. There is an existing 36" water transmission main running north and south of the subject site. Per City code section 13.04.230, no permanent structure (including without limitation trees, garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.

- B/C19. Per City Code 13.04.070 and the Department current Tap Policy, commercial lots may have more than one domestic tap. Any new domestic water services shall be metered. Construction of water services shall be deferred until the time of Building Permit.
- B/C20. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the Department of Utilities (DOU) may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
- B/C21. All onsite water, sewer and storm drainage shall be private systems maintained by the property owner.
- B/C22. There is an existing drainage study for the subject parcel titled "CVS Sacramento Florin and Freeport Drainage Report" dated April 2011. The applicant shall revise the drainage study as needed to address any changes to the proposed project. Any revisions shall be to the satisfaction of the DOU.
- B/C23. An onsite surface drainage system is required and shall be connected to the street drainage systems by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B/C24. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed by the DOU.
- B/C25. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show methods to control urban runoff pollution from the project site during construction.
- B/C26. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by an existing regional water quality control facility, both source control and on-site treatment control measures (e.g., stormwater planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), multi-functional drainage corridors, vegetated filter strips and/or swales, and proprietary devices) are required. A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and

maintenance areas, (6) waste management areas and (7) Storm drain inlet (markings). Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)" for appropriate source control measures. Runoff reduction measures (e.g. porous pavement) are optional control measures. Refer to the Runoff Reduction Credit Worksheet in the above Manual for porous pavement design.

## **Fire Department**

- B/C27. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided. This shall apply if buildings will be located on separate parcels).
- B/C28. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- B/C29. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1
- B/C30. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- B/C31. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- B/C32. 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 501.4
- B/C33. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- B/C34. Provide appropriate Knox access for site. CFC Section 506
- B/C35. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B/C36. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.

- B/C37. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- B/C38. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.  
CFC 903.4.1.1

### **Building Division**

- B/C39. All new work must comply with the applicable requirements of the 2010 California Code of Regulations Title 24, Part 2 (California Building Code), Part 2.5 (California Residential Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code) and Part 11 (California Green Code).

### **Police Department**

- B/C40. Business shall be equipped with a monitored burglary alarm system.
- B/C41. The cashier counters shall be equipped with a central station silent robbery alarm system and a telephone.
- B/C42. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
- B/C43. Height markers which display height measures are required on the interior doorway of the business.
- B/C44. All exterior lighting fixtures shall be maintained and operational.
- B/C45. All the windows on the front and sides of the store shall remain free of obstructions in order to enhance public safety through increased visibility.
- B/C46. Exterior lighting shall be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness. Special consideration for lighting of drive-thru and the south side of the building must be considered. Lighting needs to be adequate enough to provide safety but must avoid light pollution for the nearby residents. Lighting must meet IESNA minimum standards.
- B/C47. The applicant shall post the property No Trespassing / No Loitering in accordance with section 602(k) of the California Penal Code, and sign an enforcement agreement with the police department to prosecute all violators.

- B/C48. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall immediately disperse loiterers in order to prevent nuisance or unreasonable interference with adjacent properties.
- B/C49. The proprietor or his agent will be responsible for keeping the property free of litter and graffiti.
- B/C50. No public telephone/pay phone shall be allowed on the premises.
- B/C51. The proprietor or his agent shall be responsible for maintain the area adjacent to the premises free of liter.
- B/C52. There shall be no video/arcade machines maintained upon the premises at any time.
- B/C53. All dumpsters must be kept locked.
- B/C54. Recorded closed-circuit color video cameras shall be employed to monitor the cash registers, safe, entrances and store front areas.
- B/C55. Recorded closed-circuit color video cameras shall be installed to record the exterior.
- B/C56. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 30 days worth of activity. DVR shall have the capability to transfer recorded data to another medium (i.e. and external hard drive or DVD).
- B/C57. The DVR must be kept in a secured area that is accessible only to management. There shall be at least one member of the managerial staff on-site that can assist law enforcement in viewing and harvesting recorded footage.
- B/C58. Television style monitors shall be mounted in a visible location near the entrance so that patrons can clearly see their activities are being monitored when they come through the front door.
- B/C59. Mirrors or closed circuit televisions will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
- B/C60. The facility shall be equipped with UL approved drop safe. Safe shall have a minimum rating of TL-15 or class "C".
- B/C61. Signs shall be prominently displayed stating that employees do not have access to the safe.

B/C62. The landscaping plan must be coordinated with the lighting plan/surveillance camera plan to ensure proper illumination and visibility is maintained through the maturity of the trees and shrubs.

B/C63. In order to preserve visibility, we recommend shrubs that mature around 2-3' tall, and trees with canopy no lower than 8'tall.

### **Advisory Notes**

1. A Zoning Affidavit shall be submitted by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits. (Planning)
2. Applicant is responsible for submitting the lot line adjustment in relation to the proposed project. (Planning)
3. The applicant will be responsible to meet his/her obligation as outlined in Chapter 18.44 of City Code pertaining to the 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 \$14,535. This is based on three commercial retail / service buildings totaling 37,270 square feet at the standard rate of \$0.39 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 a building permit. (Parks and Recreation)

## ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING SECTION 1(C) OF ORDINANCE NO. 89-046 RELATING TO PROHIBITED COMMERCIAL USES FOR THE FLORIN PLAZA SHOPPING CENTER PROJECT LOCATED AT 1360 FLORIN ROAD AND 7211 TO 7221 FREEPORT BLVD (P13-030) (APN: 047-0290-003-0000, 047-0290-004-0000, 047-0290-005-0000)**

### BACKGROUND

- A. On September 12, 2013, the Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Florin Plaza Shopping Center project.
- B. On October 15, 2013, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Florin Plaza Shopping Center project.
- C. The proposed amendment conforms to policies of the General Plan Suburban Corridor land use designation.
- D. The proposed amendment will not be injurious to the public welfare, nor to other properties in the vicinity of the development in that the project is compatible with adjacent developments.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

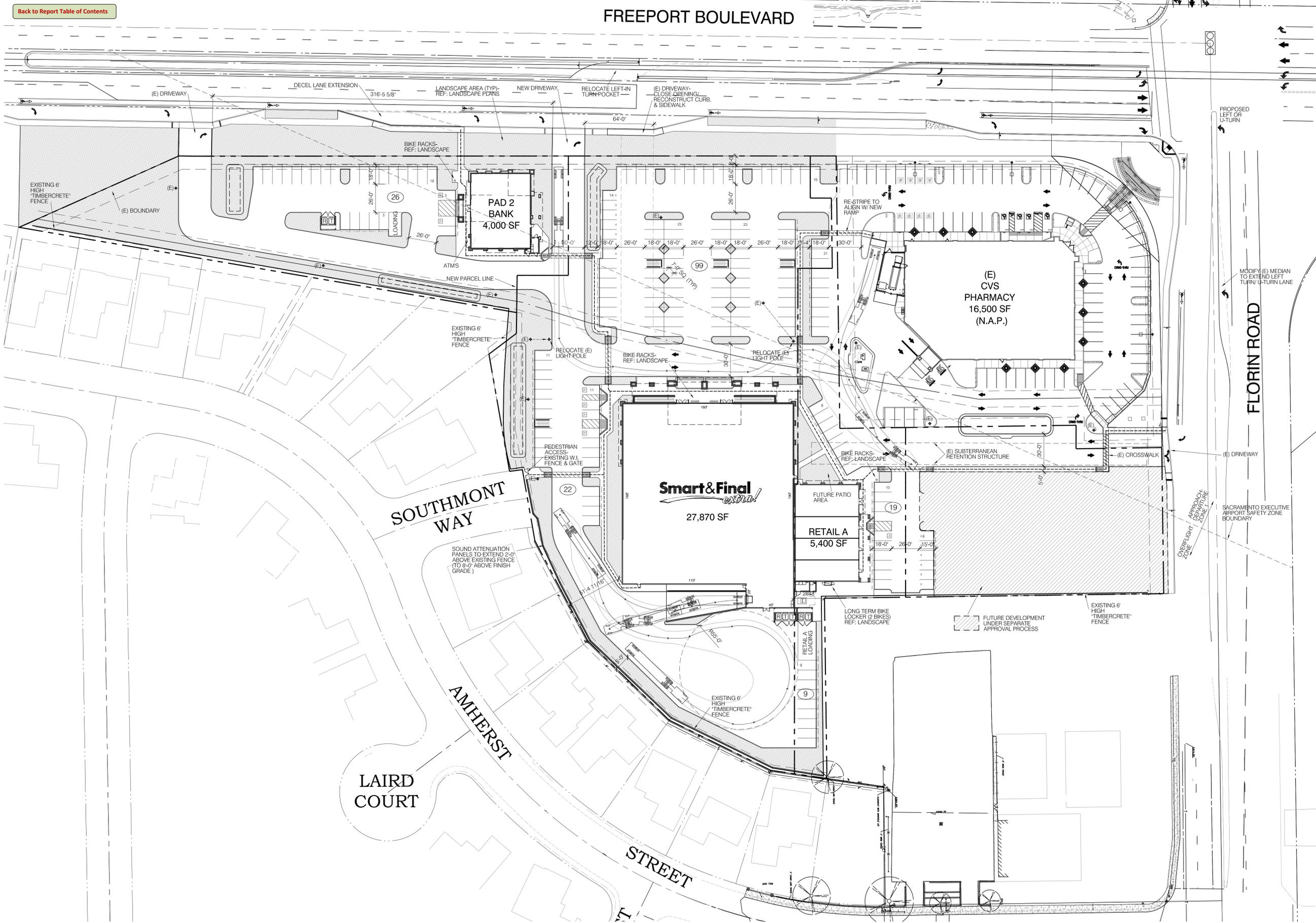
Section 1. The condition of rezoning related to commercial prohibited uses set forth in Section 1(c) of Ordinance No. 89-046 is amended to read as follows:

- c. Commercial uses prohibited on the site consist of the following:

Prohibited Commercial Uses

- Convenience Markets dispensing Alcoholic Beverages
- Cleaning, Laundry Agency
- Restaurant with Bar
- Christmas Tree Sales Lot
- Indoor Amusement Center
- Dance/Music/Voice Studio
- Gun Shop

○ ~~Grocery Store exceeding 6,400 square feet~~



ZONING INFORMATION

ZONE:	C-1R
BUILDING HEIGHT:	> 100' FROM RESIDENTIAL: 45'
	< 100' FROM RESIDENTIAL: 35'
SETBACKS:	7.5' FOR HGT < 26'
FRONT:	15' FOR HGT > 26'
REAR (ADJ RESIDENTIAL):	15' FOR HGT < 26'
	25' FOR HGT > 26'
MAXIMUM LOT COVERAGE:	N/A

PROJECT SUMMARY

(DOES NOT INCLUDE CVS OR PAD 1 PARCELS)

RETAIL A	
BUILDING AREA (RETAIL/ REST.):	5,400 SF
PARCEL AREA:	27,749 SF
BUILDING COVERAGE:	19.5%
SMART & FINAL	
BUILDING AREA (RETAIL):	27,870 SF
PARCEL AREA:	126,101 SF
BUILDING COVERAGE:	21.1%
PAD 2:	
BUILDING AREA (BANK):	4,000 SF
PARCEL AREA:	49,263 SF
BUILDING COVERAGE:	8.1%
TOTAL BUILDING AREA:	37,270 SF
TOTAL PARCEL AREA:	4.66 AC (203,113 SF ±)
TOTAL BUILDING COVERAGE:	18.3%

PARKING

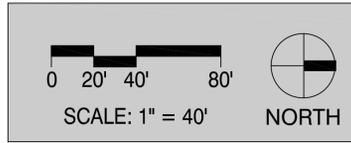
REQUIRED PARKING (TRADITIONAL DISTRICT):	
RETAIL/ RESTAURANTS (2/ 1000):	75 STALLS
TOTAL PARKING PROVIDED:	175 STALLS
(INCLUDES 7 COMPACT SPACES)	(4.0%)
LONG TERM BICYCLE PARKING:	
BICYCLE LOCKER (2 BIKE CAPACITY) IS SHOWN FOR RETAIL A.	
LONG TERM BICYCLE PARKING FOR SMART & FINAL & PAD 2 SHALL BE PROVIDED WITHIN THE BUILDINGS.	

TRUCK PATHS:  
ALL TRUCK PATHS SHOWN ARE FOR WB-65 SEMI TRACTOR-TRAILER

NOTE:  
BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

**SITE PLAN SCHEME K**  
VERSION 18

FLORIN PLAZA SACRAMENTO, CA      GKPA PROJECT # 12106.01 27 AUGUST 2013



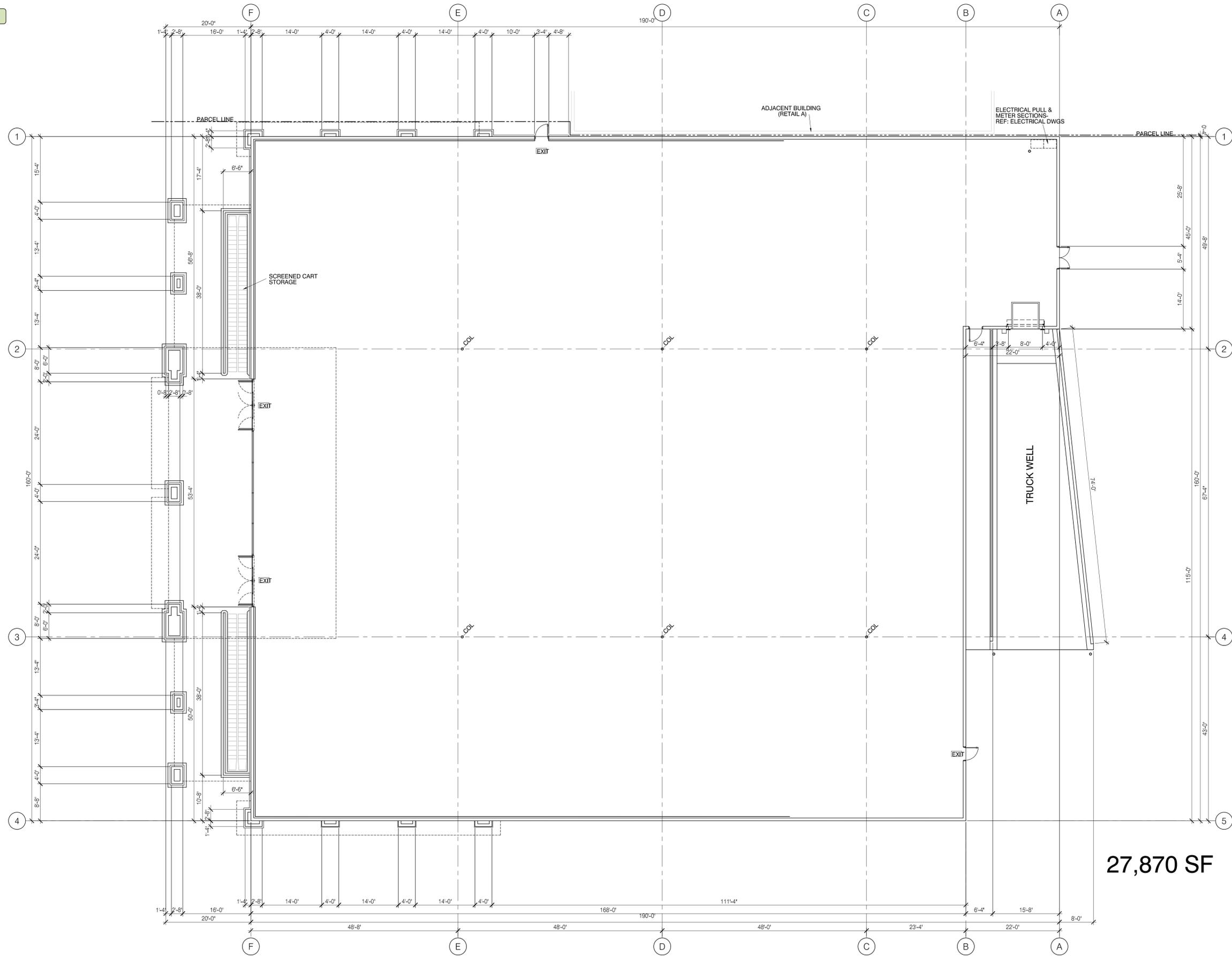
FLORIN PLAZA  
SACRAMENTO, CALIFORNIA

PRP- INVESTORS  
POCKET, LLC  
417 29TH STREET  
NEWPORT BEACH, CA 92663  
949.723.9500

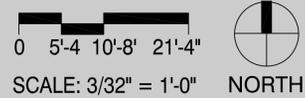
**GK PIERCE ARCHITECTS**

3 OVERTURE  
ALISO VIEJO, CA 92625  
949.632.3532  
gkparchitecture.com

© GK PIERCE ARCHITECTS 2013



27,870 SF



# FLORIN PLAZA

## SACRAMENTO, CALIFORNIA

**PRP- INVESTORS  
POCKET, LLC**  
417 29TH STREET  
NEWPORT BEACH, CA 92663  
949.723.9500

**FLOOR PLAN  
SMART & FINAL**

FLORIN PLAZA  
SACRAMENTO, CA

GKPIERCE  
ARCHITECTS

3 OVERTURE  
ALISO VIEJO, CA 92626  
949.632.3332  
gkparchitecture.com

GKPA PROJECT #12106.01  
14 MAY 2013

©GKPIERCE ARCHITECTS 2013

1

Dunn Edwards Paint  
DE 6178 "Boutique Beige"

2

Dunn Edwards Paint  
DEA 164 "Autumn Bark"

3

Dunn Edwards Paint  
DE 6222 "Weather Board"

4

Dunn Edwards Paint  
DEA 155 "Arabian Red"



**Smart & Final**  
NEW STORE  
Freeport Blvd & Florin Road  
Sacramento, CA. 95831

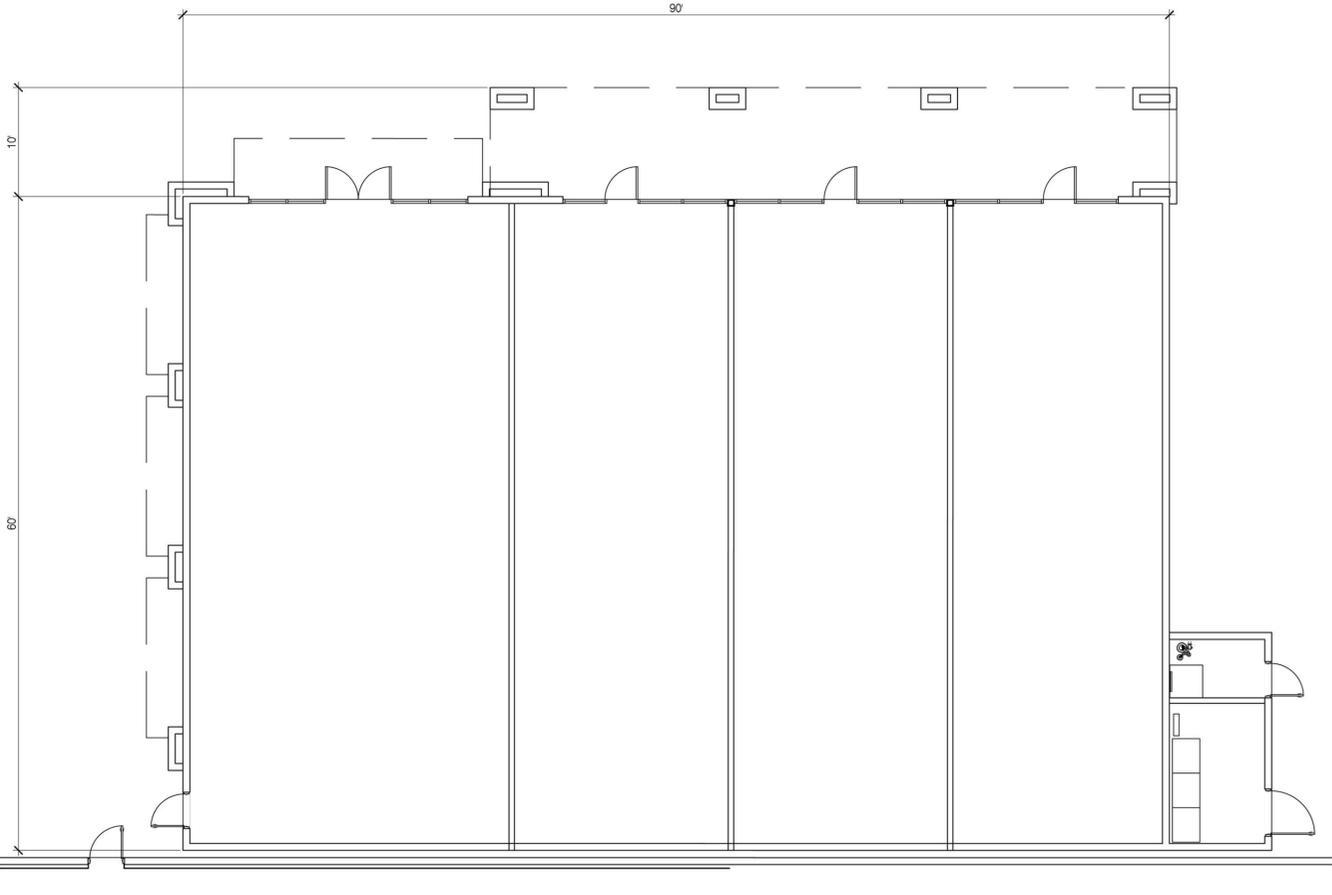
**GK P**  
**PIERCE**  
ARCHITECTS  
3 OVERTURE  
ALISO VIEJO, CA 92626  
949.632.3532  
gkpiarchitecture.com  
©GK PIERCE ARCHITECTS, INC. 2013

**cary**  
architects  
Gregory J. Cary  
Architect / Principal  
gcary@caryarchitects.com

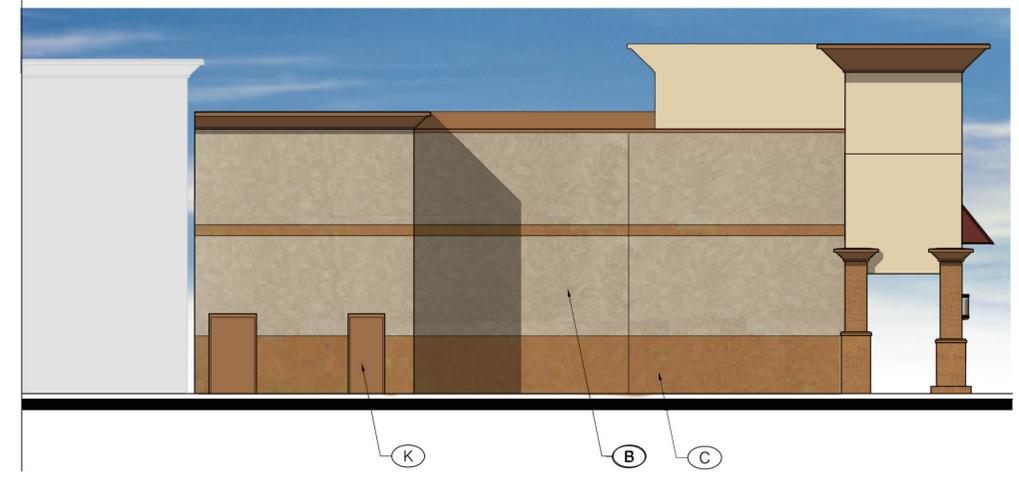
3901 Foothill Blvd, S-106  
La Crescenta, CA 91214  
tel : 818 . 369 . 7415  
fax : 818 . 369 . 7416

14 AUGUST 2013

**B**  
P13-030 49 of 53



FLOOR PLAN  
NORTH



EAST ELEVATION



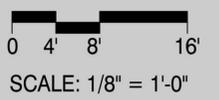
WEST (FREEPORT BOULEVARD) ELEVATION



NORTH (FLORIN ROAD) ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER W/ ACRYLIC FINISH- COLOR: TO MATCH DUNN EDWARDS DE 6178 'BOUTIQUE BEIGE'
- (B) EXTERIOR CEMENT PLASTER W/ ACRYLIC FINISH- COLOR: TO MATCH DUNN EDWARDS DE 6222 'WEATHER BOARD'
- (C) SPLIT-FACE CMU- PAINTED OR EXTERIOR CEMENT PLASTER W/ ACRYLIC FINISH- COLOR: TO MATCH DUNN EDWARDS DEA 164 'AUTUMN BARK'
- (D) SPLIT-FACE CMU- PAINTED COLOR: TO MATCH ITEM C
- (E) BEVELED CMU CAP- PAINTED COLOR: TO MATCH ITEM C
- (F) FRAMED CORNICE/TRIM W/ EXTERIOR CEMENT PLASTER W/ ACRYLIC FINISH & PAINTED GALVANIZED CAP- COLOR: TO MATCH ITEM C
- (G) METAL DOORS & FRAMES- PAINTED COLOR: TO MATCH ADJACENT FINISH
- (H) ALUMINUM STOREFRONT SYSTEM COLOR: CLEAR ANODIZED
- (J) OVERHEAD METAL TRELLIS- PAINTED COLOR: TO MATCH ITEM C
- (K) METAL VINE TRELLIS- PAINTED COLOR: TO MATCH ITEM C
- (L) METAL AWNING- COLOR: TO MATCH DUNN EDWARDS DEA 155 'ARABIAN RED'
- (M) DECORATIVE LIGHT FIXTURE MFR. ECLIPSE GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFEX SHIELD FINISH: ANODIZED CLEAR ALUMINUM
- (N) SIGNAGE (PROVIDED BY TENANT)- REF: SIGN PROGRAM



# FLORIN PLAZA

## SACRAMENTO, CALIFORNIA

PRP- INVESTORS  
POCKET, LLC  
417 29TH STREET  
NEWPORT BEACH, CA 92663  
949.723.9500

P10-030  
PLAN/ EXTERIOR  
ELEVATIONS  
RETAIL A  
FLORIN PLAZA  
SACRAMENTO, CA  
GKPA PROJECT #12106.01  
14 AUGUST 2013

GKPIERCE  
ARCHITECTS  
3 OVERTURE  
ALISO VIEJO, CA 92626  
949.632.3532  
gkparchitecture.com  
GKPIERCE ARCHITECTS, INC. 58 of 53

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER W/ ACRYLIC FINISH-  
COLOR: TO MATCH DUNN EDWARDS DE 6178  
'BOULIQUE BEIGE'
- (B) EXTERIOR CEMENT PLASTER W/ ACRYLIC FINISH-  
COLOR: TO MATCH DUNN EDWARDS DE 6222  
'WEATHER BOARD'
- (C) SPLIT-FACE CMU- PAINTED  
COLOR: TO MATCH DUNN EDWARDS DEA 164  
'AUTUMN BARK'
- (D) SPLIT-FACE CMU- PAINTED  
COLOR: TO MATCH ITEM C
- (E) BEVELED CMU CAP- PAINTED  
COLOR: TO MATCH ITEM C
- (F) FRAMED CORNICE/TRIM W/ EXTERIOR CEMENT PLASTER  
W/ ACRYLIC FINISH & PAINTED GALVANIZED CAP-  
COLOR: TO MATCH ITEM C
- (G) METAL DOORS & FRAMES- PAINTED  
COLOR: TO MATCH ADJACENT FINISH
- (H) ALUMINUM STOREFRONT SYSTEM  
COLOR: CLEAR ANODIZED
- (J) OVERHEAD METAL TRELLIS- PAINTED  
COLOR: TO MATCH ITEM C
- (K) METAL VINE TRELLIS- PAINTED  
COLOR: TO MATCH ITEM C
- (L) METAL AWNING-  
COLOR: TO MATCH DUNN EDWARDS DEA 155  
'ARABIAN RED'



EAST ELEVATION



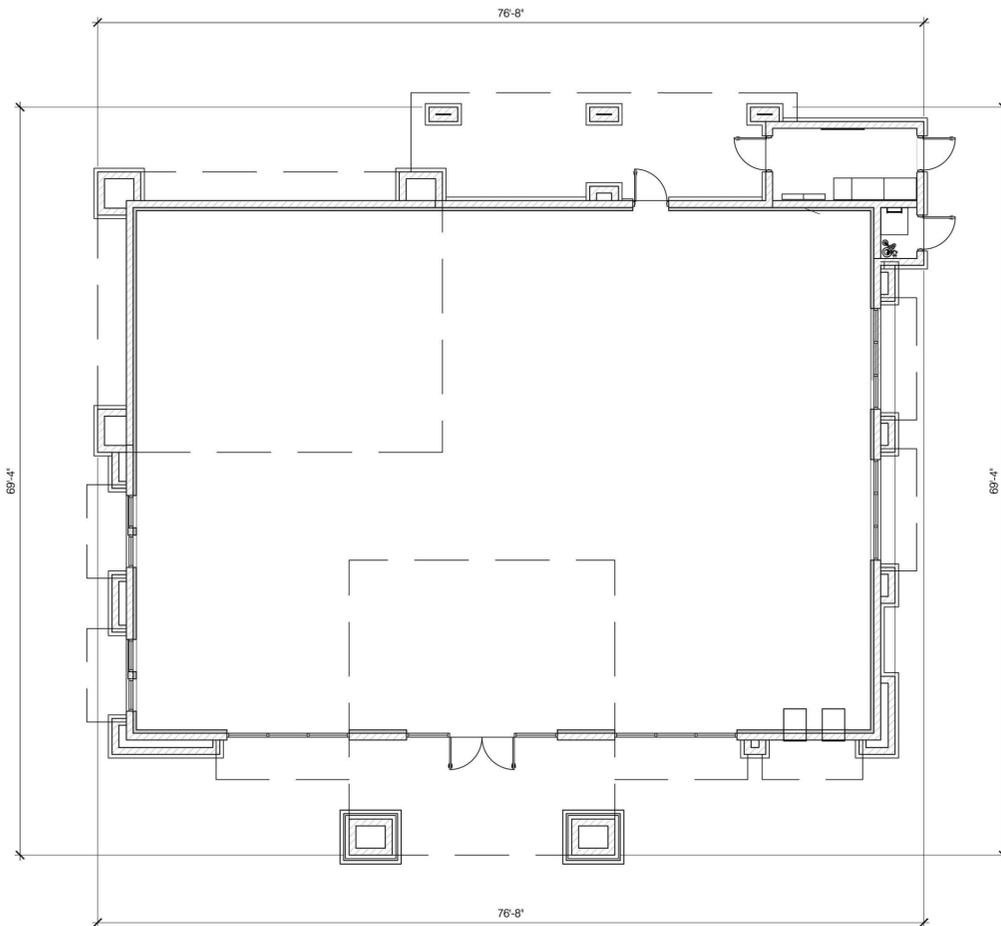
SOUTH ELEVATION



WEST (FREEPORT BOULEVARD) ELEVATION



NORTH ELEVATION



FLOOR PLAN



NORTH



SCALE: 1/8" = 1'-0"

# FLORIN PLAZA

## SACRAMENTO, CALIFORNIA

**PRP- INVESTORS  
POCKET, LLC**  
417 29TH STREET  
NEWPORT BEACH, CA 92663  
949.723.9500

P13-030  
**EXTERIOR  
ELEVATIONS  
PAD 2**  
FLORIN PLAZA  
SACRAMENTO, CA  
GKPA PROJECT #12106.01  
12 AUGUST 2013





**PLANT PALETTE**

Symbol	Botanical Name	Common Name	INCOLS	SHADE CREDIT IN SQ. FT. Quantity at:	Region 2	100%	75%	50%	25%	Tot. s.f.
	T1-Lagerstroemia 'Tuscanora'	Grape Myrtle	Low	4 @ 236	150					868
	T2-Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	Low	15 @ 441	13 @ 368	246				1667
	T3-Platanus chinensis 'Keith Davey'	Chinese Platanus	Low	14 @ 107	13 @ 530	354				16040
	T4-Fraxinus amer. 'Autumn Purple'	White Ash	Mod	11 @ 15	482					5502
	T5-Quercus virginiana	Southern Live Oak	Mod	15 @ 482	1230					1230
				Total Tree Shade	4187					
				Total Surface Area	82300					
				Shade Required	4180					
				PERCENT SHADE	50%					

Symbol	Botanical Name	Common Name	INCOLS
	Berberis l. 'Atropurpurea'	Japanese Barberry	Low
	Physocarpus o. 'Red Elf'	Red Elf Firethorn	Low
	Physocarpus 'Santa Cruz'	Santa Cruz Firethorn	Low
	Rosa x 'Nataschae'	White Carpet Rose	Mod
	Rosmarinus 'Collingwood Ingram'	Rosemary	Low
	Trachelospermum jasminoides	White Hysteria	Mod
	Nastaria floribunda 'Alba'	Star Jasmine	Mod

Symbol	Botanical Name	Common Name	INCOLS
	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	Mod
	Lantana montevidensis	Trailing Lantana	Low

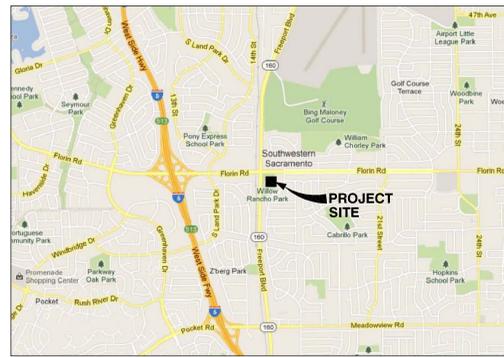
Symbol	Botanical Name	Common Name	INCOLS
	Leymus triticoides	Creeping Wild Rye	Low

Symbol	Botanical Name	Common Name	INCOLS
	California Grasses & Wildflower Mix	Native Flowering Meadow	Mod

Symbol	Common Name
	Secure long term parking - Bike Locker, Model: DBL2, Color to be determined. Vendor: Dura Bike Locker (416) 488-1026.

Symbol	Common Name
	Short term parking - Powder Coated Steel Bicycle Rack, Model: DBR-3-16-P & DBR-7-16-P, Color to be determined. Vendor: Dura Bike Locker (416) 488-1026.

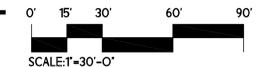
**NOTES:**  
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.  
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.  
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.  
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.



**CONCEPTUAL LANDSCAPE PLAN**  
**FLORIN PLAZA**  
 Sacramento, California

SHEET 1 OF 1

DATE: 08-27-13

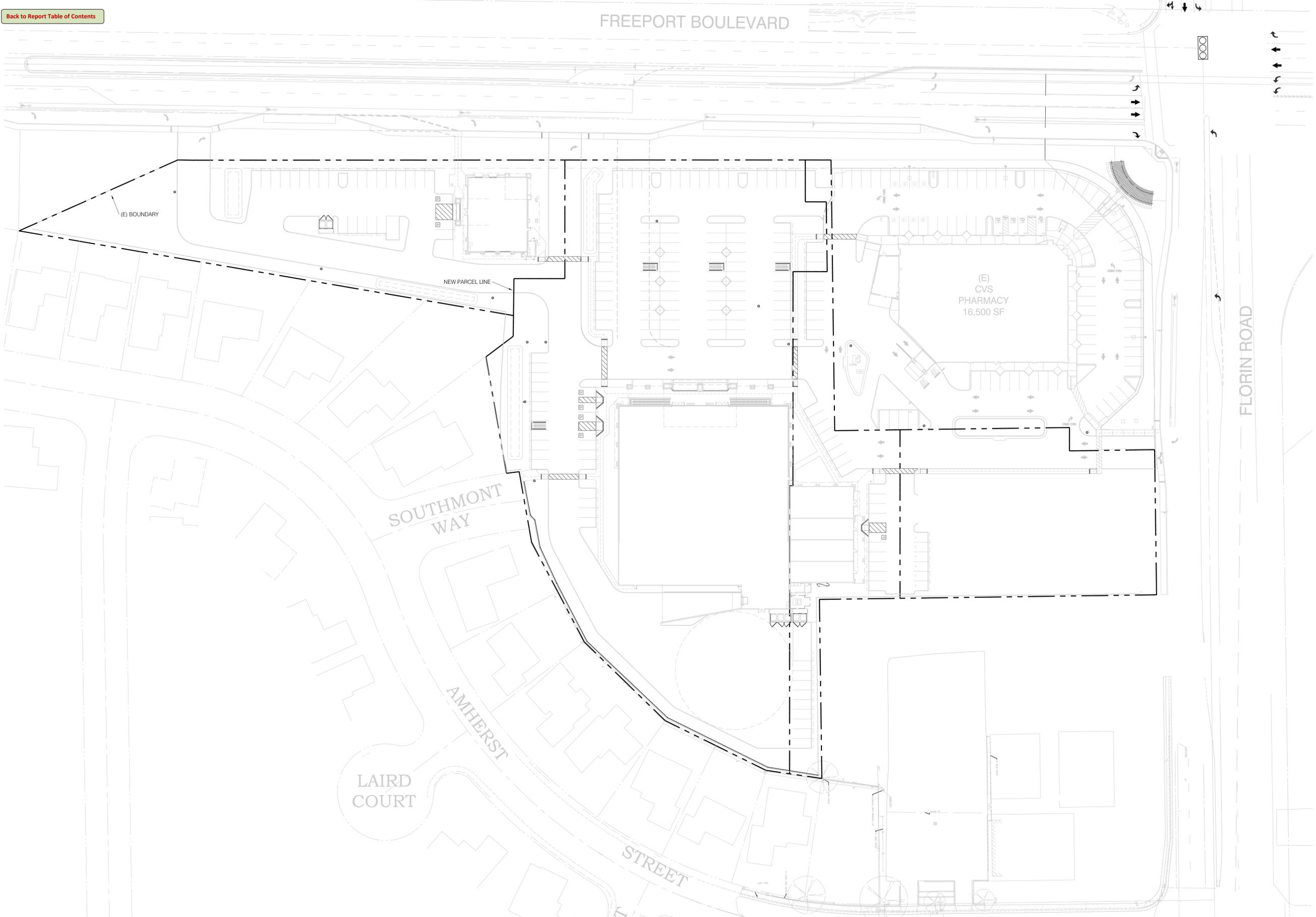


conceptual design & planning company  
 9950 Research Drive, Irvine, CA 92618  
 T: 949.399.0870 F: 949.399.0882 www.cdpcprc.com  
 6659 Florin Road, Aliso Viejo, CA 92604  
 T: 805.466.3385 F: 805.466.3024



CDPC JOB#: 13016

P13-030



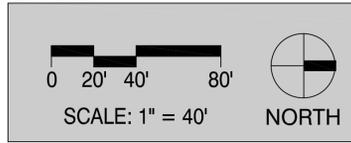
PARCEL LINES:  
 REFER TO PARCEL MAP FOR INFORMATION  
 REGARDING NEW PARCEL LINE INFORMATION

NOTE:  
 BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND  
 SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS  
 SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER  
 AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE  
 CONDITIONS ARE SUBJECT TO VERIFICATION.

**NEW PARCEL EXHIBIT**

FLORIN PLAZA  
SACRAMENTO, CA

GKPA PROJECT #12106.01  
27 AUGUST 2013



**FLORIN PLAZA**  
**SACRAMENTO, CALIFORNIA**

**PRP- INVESTORS  
 POCKET, LLC**  
 417 29TH STREET  
 NEWPORT BEACH, CA 92663  
 949.723.9500

**GK PIERCE ARCHITECTS**

3 OVERTURE  
 ALISO VIEJO, CA 92626  
 949.632.3532  
 gkparchitecture.com

©GK PIERCE ARCHITECTS 2013