



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

PUBLIC HEARING  
**February 28, 2006**

Honorable Mayor and  
Members of the City Council

**Subject:** Appeal of South Land Park Retail Center Plan Review (Z05-068)

**Location/Council District:** Northwest Corner of South Land Park Drive and Florin Road, Council District 4 (Attachment A-B)

**Recommendation:**

Staff recommends that the City Council take the following action: 1) Adopt the Notice of Decision and Findings of Fact denying the appeal of the decision of the Planning Commission to approve the Plan Review to construct a 6,794 square foot commercial building and required parking spaces, thereby approving the project.

**Contact:** Sandra Yope, Associate Planner, 808-7158; Joy Patterson, Senior Planner, 808-5607

**Presenters:** Sandra Yope, Associate Planner, 808-7158

**Department:** Development Services Department

**Division:** Planning Division

**Organization No:** 4870

**Summary:**

A nearby property owner, Anita Gerber, filed an appeal of the project on October 21, 2005. The reason for the third party appeal of the Planning Commission's approval of the Plan Review for a new commercial building is as follows "*appealing the City traffic report at the October 13, 2005 meeting. My concern is for the increased traffic and safety at that corner. Don't feel that City Traffic Department did an adequate job on their traffic study.*" A copy of the appeal is included in this staff report as Attachment D.



**Committee/Commission Action:**

On October 13, 2005, the Planning Commission approved the project with a vote of four ayes to one no. Staff is recommending the City Council deny the appeal, thereby approving the project.

**Background Information:**

Project Summary: The applicant proposes to construct a 6,794 square foot single story commercial building for retail uses within the General Commercial-Review, Executive Airport Overlay-2 (C-2R) {EA-2} zone. The site is slightly larger than one acre and will have 34 parking spaces. The structure will meet or exceed all setback requirements. Additionally, the EA-2 zoning restricts the type of allowed uses on the site and imposes a density requirement of no more than 52 people on the site at any one time based on parcel size.

The project is located at the northwest corner of Florin Road and South Land Park Drive. The access to the site will be from a proposed driveway in the northeast corner of the site. A Traffic Study was not required for the proposed project. Development Engineering assumed a shopping center land use, for a conservative assessment, and determined the project would generate a total of 22 trips in the morning peak hour and 74 trips in the pm peak hour. Since the project would generate less than 100 pm trips and it is consistent with the existing zoning for the project site, no threshold was met to require a traffic study. There is an existing shopping center and a gas station located at the northeast corner of the intersection that has two driveways which will form with the proposed project driveway, a full access intersection located about 120 feet north of the intersection. This situation was considered non-operational and undesirable from a traffic safety consideration. Development Engineering recommended that the proposed project driveway be "right in/right out" and the project be conditioned to build a median along South Land Park Drive so that all existing and proposed driveways will be "right in/right out".

Planning Commission Hearing Summary: On October 13, 2005, the Planning Commission conducted a hearing on the project. The issues raised at the hearing were concerns about the existing traffic situation in the project area and the impact of additional cars generated by the proposed project. The adjacent shopping center owners and tenants were concerned about the proposed median and the new restriction of their access. Development Engineering staff presented additional information regarding the current traffic situation including traffic counts for the turning movements at the intersection. They reiterated the project would not significantly impact the current traffic situation and that a traffic study was not warranted. The Planning Commission removed the median requirement, added the requirement for a gull wing at the driveway entrance, and required the applicant to pay for stop signs at 13<sup>th</sup> Street and South Land Park Drive if warranted. A summary of the Planning Commission staff report is included as Attachment F of this report. Staff supported the proposed project for the following reasons:

- 1) The proposed commercial building is well designed and compatible with surrounding land use;
- 2) Adequate on-site parking, maneuvering, landscaping, and setbacks will be provided;
- 3) The uses will be restricted to prevent an over concentration of people on the site at any one time; and
- 4) The additional trips generated by the proposed project will not significantly impact the existing traffic situation or increase the Level of Service.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

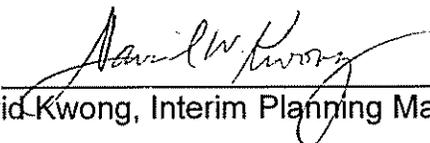
The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines (CEQA Sections 15303 and 15332). Section 15303 allows for new construction of commercial buildings up to 10,000 square feet. Section 15332 allows for infill development. The project is consistent with the General Plan designation and all applicable General Plan policies, as well as the site's zoning designation. The site is no more than five acres in size and surrounded by urban uses. The site has no value as habitat and would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

**Policy Considerations:**

Staff has determined that the proposed project is consistent with the site's General Plan designation of Community/Neighborhood Commercial and Office, the Pocket Community Plan designation of Highway Commercial, and the site's Zoning designation of General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2}.

**Emerging Small Business Development (ESBD):**

City Council approval of these proceedings is not affected by City policy related to the ESBD Program. No goods or services are being purchased.

Respectfully Submitted by:   
David Kwong, Interim Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Recommendation Approved:



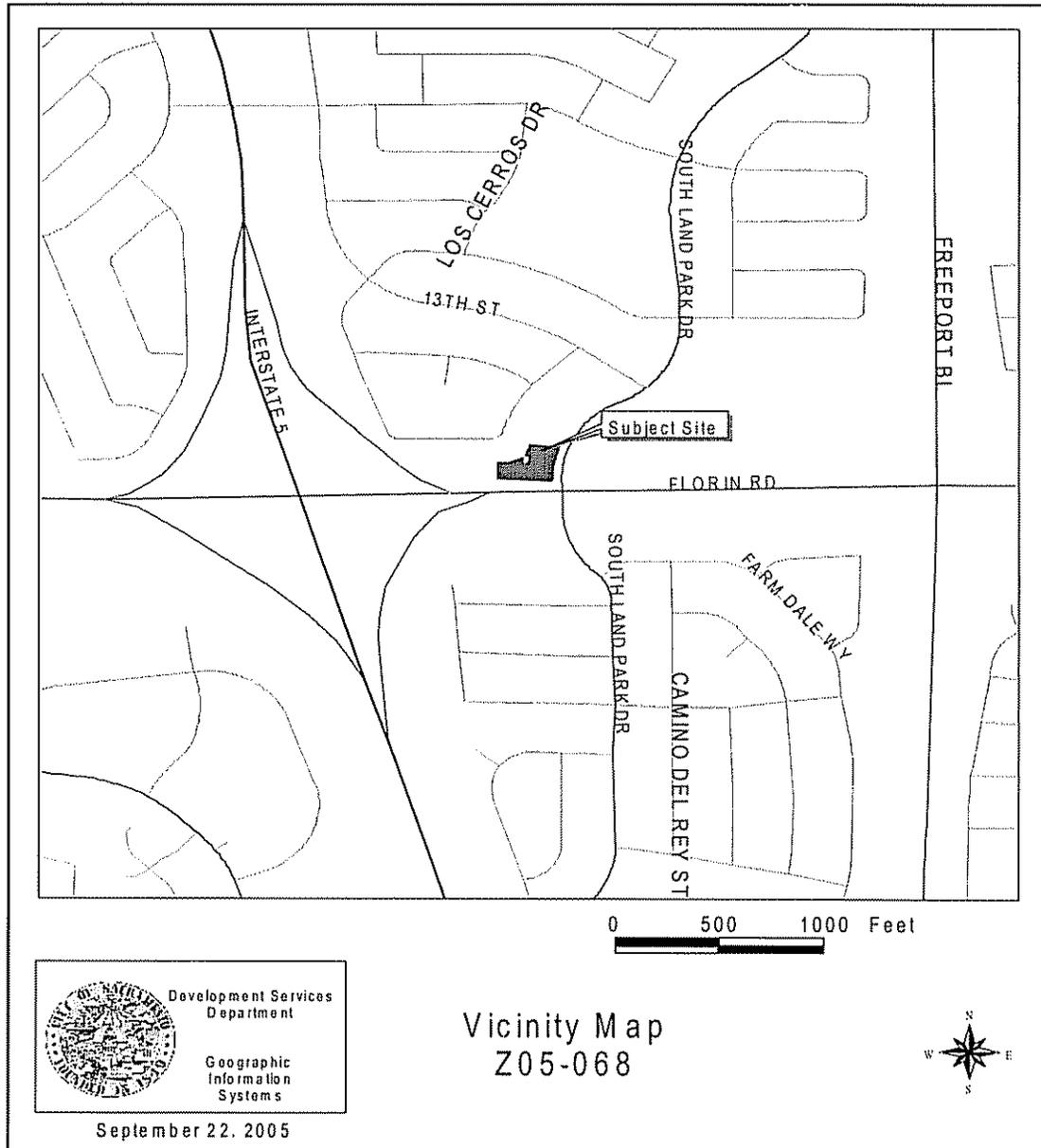
Ray Kerridge

*for* Interim City Manager

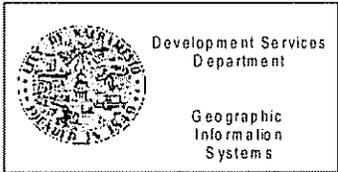
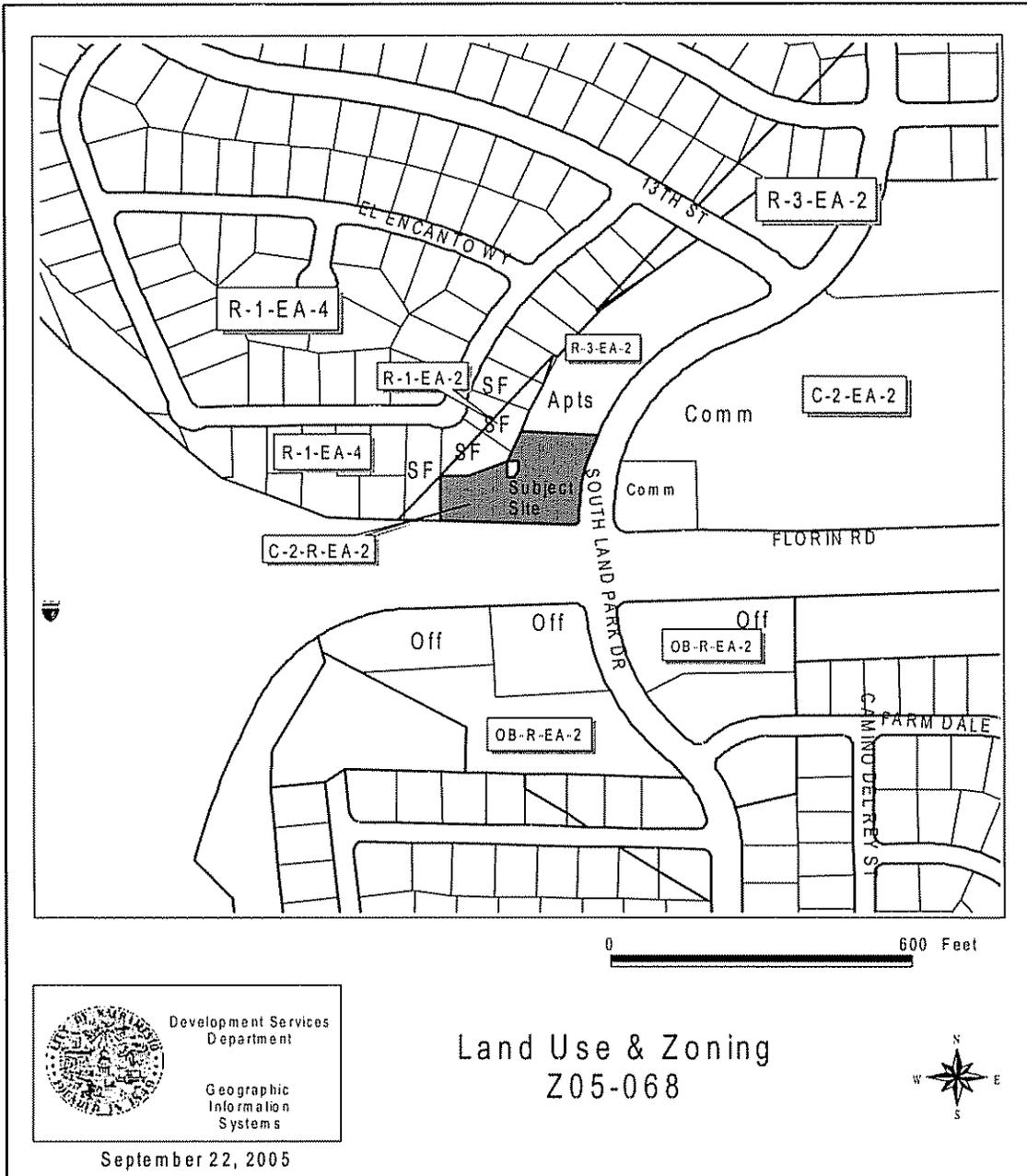
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Attachment A- Vicinity Map

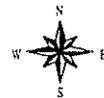


Attachment B - Land Use & Zoning Map



September 22, 2005

Land Use & Zoning  
Z05-068



Attachment C- Voting Record from Planning Commission – October 13, 2005

**CITY PLANNING COMMISSION  
HEARING ITEM**

**CPC AGENDA DATE:** October 13, 2005

| Item No.                                                                                               | Project No. | Title/Location                                                                                   | Action: Approved/Denied |
|--------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------|-------------------------|
| 3                                                                                                      | Z05-068     | South Land Park Retail Center Plan Review, located at NW corner of S Land Park Dr. and Florin Rd | Ap'd 4-1                |
| <b>ACTION</b>                                                                                          |             |                                                                                                  |                         |
| <i>Ap'd as amended B42 substituted, add stop sign(s) - cost additional parking spaces for the site</i> |             |                                                                                                  |                         |
|                                                                                                        |             |                                                                                                  |                         |
|                                                                                                        |             |                                                                                                  |                         |
|                                                                                                        |             |                                                                                                  |                         |
|                                                                                                        |             |                                                                                                  |                         |

**VOTE OF THE PLANNING COMMISSION:**

| COMMISSIONER   | MOTION 1 |    |     | MOTION 2 |    |     | ABSTAIN |
|----------------|----------|----|-----|----------|----|-----|---------|
|                | Yes      | No | M/S | Yes      | No | M/S |         |
| Vacant         |          |    |     |          |    |     |         |
| Banes          | ✓        |    | M   |          |    |     |         |
| Boyd           |          |    |     |          |    |     |         |
| Notestine      |          |    |     |          |    |     |         |
| Taylor-Carroll | ✓        |    |     |          |    |     |         |
| Vallencia      | ✓        |    | S   |          |    |     |         |
| Wasserman      |          |    |     |          |    |     |         |
| Woo            | ✓        |    |     |          |    |     |         |
| Yee            | ✓        | ✓  |     |          |    |     |         |

\*\*\*\* List "Proponents" and Opponents" on reverse side of this page\*\*\*\*

Attachment D- Appeal from Anita Gerber – October 21, 2005

**CITY OF SACRAMENTO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
 915 I Street, New City Hall, 3<sup>rd</sup> Floor  
 Sacramento, CA 95814

**PLANNING DIVISION**  
 916-808-5419

**APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION**

**CITY OF SACRAMENTO  
DOWNTOWN PERMIT  
CENTER**

DATE: 10-21-2005

OCT 21 2005

TO THE PLANNING DIRECTOR:

**RECEIVED**

I do hereby make application to appeal the decision of the City Planning Commission on 10-13-2005 (hearing date), for project number (P#) 205-068 when:

- Special Permit for \_\_\_\_\_
- Variance for \_\_\_\_\_
- "R" Review for \_\_\_\_\_
- Other \_\_\_\_\_ for \_\_\_\_\_

was:  Granted by the City Planning Commission  
 Denied by the City Planning Commission

**Grounds For Appeal: (explain in detail, you may attach additional pages)**

Regarding the City Traffic Dept @ 10-13-05 meeting  
My concern is increased traffic & safety at that corner  
Don't feel that City Traffic Dept. did an adequate job on  
this traffic study

- ⇒ Property Location: N.W. Corner of So. Land Park Drive & Florini Rd
- ⇒ Appellant: ANITA GERBER Daytime Phone: 916 421-7546  
(please print)
- ⇒ Address: 1356 ELENCANTO WAY SACRAMENTO 95831
- ⇒ Appellant's Signature: Anita Gerber

| THIS BOX FOR OFFICE USE ONLY                                                     |                                                             |                                |                       |
|----------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|-----------------------|
| FILING FEE:                                                                      | <input checked="" type="checkbox"/> \$1,192.00 By Applicant | RECEIVED BY: <u>EMC</u>        | DATE: <u>10-21-05</u> |
|                                                                                  | <input type="checkbox"/> \$298.00 By Third Party            |                                |                       |
| Distribute Copies To: CAS; DK; Project Planner; Mae Saetern (original & receipt) |                                                             |                                |                       |
| P# _____                                                                         |                                                             | Forwarded to City Clerk: _____ |                       |

***Amended (10-13-2005)***

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 3  
OCTOBER 13, 2005  
PAGE 1

**Z05-068 – South Land Park Retail Center Plan Review**

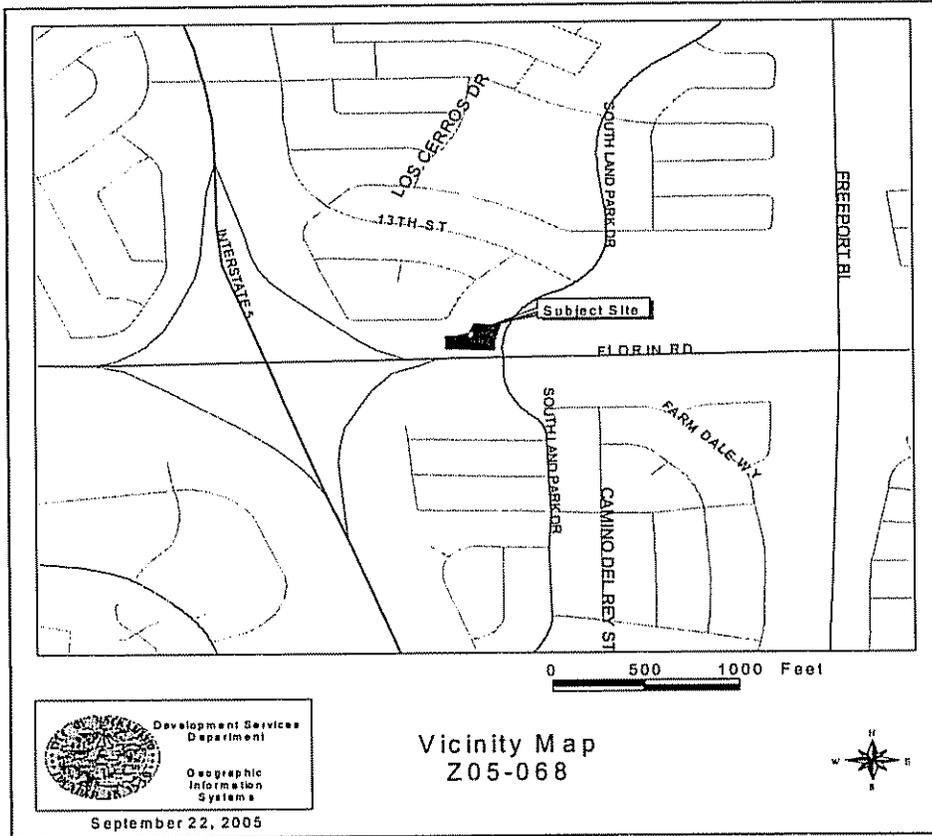
- REQUEST:     A.     **Environmental Determination:** Exemption 15303 and 15332
- B.     **Plan Review** to construct a 6,794 square foot commercial building and required parking spaces on 1.034± vacant acres in the General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2} zone.

LOCATION:     NWC South Land Park Drive and Florin Road  
                  APN: 029-0470-007  
                  Pocket Community Plan Area  
                  Sacramento Unified School District  
                  Council District 4

|                    |                                                                                                              |
|--------------------|--------------------------------------------------------------------------------------------------------------|
| APPLICANT:         | Brian Holloway (Holloway Rasumsson & Molodanof)<br>(916) 447-7419<br>2200 L Street; Sacramento, CA 95816     |
| OWNER:             | Fritz Brown for Florin Road & Land Park Investors LP,<br>1435 River park Dr., Ste. 500; Sacramento, CA 95815 |
| APPLICATION FILED: | March 11, 2005                                                                                               |
| STAFF CONTACT:     | Sandra Yope, (916) 808-7158                                                                                  |

**SUMMARY:** The applicant is requesting the necessary entitlements to construct a 6,794 square foot commercial building for retail uses within the General Commercial-Review, Executive Airport Overlay-2 (C-2R) {EA-2} zone. The applicant is requesting a Plan Review of the proposed development as required by the zoning. Basic issues include determining the maximum number of people on site based on the proposed development in relation to the restrictions of the Executive Airport Overlay-2 zone, neighborhood concerns about traffic impacts and overall site design.

**RECOMMENDATION:** **Staff recommends approval of the project, subject to conditions.** The recommendation is based upon the proposal's consistency with the requirements of the Zoning Code, Pocket Community Plan and the General Plan.



PROJECT INFORMATION:

|                             |                                                                           |
|-----------------------------|---------------------------------------------------------------------------|
| General Plan Designation:   | Community/Neighborhood Commercial & Offices                               |
| Community Plan Designation: | Highway Commercial                                                        |
| Existing Land Use of Site:  | Vacant                                                                    |
| Existing Zoning of Site:    | General Commercial- Review, Executive Airport<br>Overlay-2 (C-2-R) (EA-2) |

Surrounding Land Use and Zoning:

North: Apartments and Single Family Residential; (R-3) {EA-2} and (R-1) {EA-2}  
 South: Office; (O-B-R) {EA-2}  
 East: Commercial; (C-2) {EA-2}  
 West: Single Family Residential; (R-1) {EA-2} and (R-1) {EA-4}

Setbacks:            Required    Provided

|              |      |          |
|--------------|------|----------|
| Front:       | 25'  | 81'      |
| Side (N/NW): | 7.5' | 10'/7.5' |
| Side (S):    | 5'   | 5'       |
| Rear:        | 15'  | 142'     |

|                              |                                 |
|------------------------------|---------------------------------|
| Property Dimensions:         | Irregular                       |
| Property Area:               | 1.034± acres                    |
| Square Footage of Building:  | 6,794± square feet              |
| Height of Building:          | 25 feet, 1 story                |
| Exterior Building Materials: | Cement Plaster and Stone Veneer |
| Roof Material:               | Tile                            |
| Parking Provided:            | 34 spaces                       |
| Parking Required:            | 17 spaces                       |
| Topography:                  | Flat                            |
| Street Improvements:         | Existing                        |
| Utilities:                   | Existing                        |

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

| <u>Permit</u>   | <u>Agency</u>                      |
|-----------------|------------------------------------|
| Driveway Permit | Public Works, Development Services |
| Building Permit | Building Division                  |

BACKGROUND INFORMATION: On March 17, 2005, the applicant filed a Zoning Administrator Special Permit for a Plan Review of two buildings totaling 8,844 square feet. The application was deemed complete on April 21, 2005. The project was redesigned to eliminate one of the buildings to reduce the overall square footage in order to better meet the concentration requirements of the Executive Airport Overlay-2 zone. The project was scheduled to be heard by the Zoning Administrator on July 27, 2005. On July 25, 2005 the applicant requested the project be elevated to a Planning Commission Plan Review and scheduled for hearing before the Planning Commission.

Prior to the current application, the site has had a significant entitlement history. On November 12, 1992 the Planning Commission approved Special Permits to allow a drive-thru restaurant and a restaurant in the EA-2 Overlay zone, approved a Variance to reduce the rear setback and recommended approval of a Rezone from Office Building-Review (OB-R) {EA-2} to General Commercial (C-2) {EA-2} as well as a tentative map (P02-075). The project was appealed by the neighbors to the City Council. On February 23, 1993 the City Council approved the rezoning and tentative map, approved the special permits (denying the appeal) and denied the variance. A lawsuit was filed and a Settlement Agreement was rendered by Sacramento County Superior Court (Case #374119). On August 23, 1994 the City Council amended the conditions of the Special Permit per the Settlement Agreement and court action. On January 17, 1995 the City Council set aside the decision denying the appeal for the special permits and variance entitlements and reinstated the appeal for those entitlements. The City Council denied the special permit for the drive-thru and the variance, but allowed the restaurant in the EA-2 zone with an approval date of August 23, 1994 for the Special Permit.

Nothing was ever built on the site. There was a provision within the settlement agreement that required compliance with the R Review procedures if the proposed buildings differed from the approved plans in 1994. At the time of the settlement agreement, there was no time limit provision for Plan Reviews in the Zoning Code. A two year time limit on a Plan Review

approval was adopted in 1996 and no plans were submitted for a structure until 2005. Therefore, a new Plan Review process is required.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the parcel as Community/Neighborhood Commercial & Offices and the Pocket Community Plan designates the parcel as Highway Commercial. The site is zoned General Commercial-Review, Executive Airport Overlay-2 (C-2R) {EA-2}. The proposal is consistent with the General Plan and Community Plan land use designations and the general commercial zoning. The proposed use is allowed by commercial zoning and the only entitlement is the Plan Review for site design and compliance with applicable codes. The proposed project does have policy implications with regard to the concentration requirements of the Executive Airport Overlay zone.

**General Plan**

The General Plan addresses land uses around airports by stating "The airports have restrictive land use designations in their immediate vicinity. Compatible land uses are those that limit the concentrations of people. These issues are addressed by airport land use plans..." (SGPU, Section. 5-24). The General Plan specifically addresses Executive Airport with the following policy:

**Policy-** Adhere to the land uses set forth by the safety zone map for Sacramento Executive Airport (SGPU, Section 5-27).

**Executive Airport Overlay**

The site is within the Executive Airport Overlay-2 zone. The Executive Airport Overlay was created to protect the health, safety, and general welfare of people within the vicinity of the Sacramento Executive Airport and to improve air navigation safety. The EA Overlay has four separate zones from 1 to 4 associated with the four safety areas outlined in the 1999 Executive Airport Comprehensive Land Use Plan (CLUP). The clear zone, EA-1, includes the area near the ends of the runways and is the most restrictive; the approach-departure zone, EA-2 and EA-3, are located under the takeoff and landing slopes and are less restrictive; and EA-4 represents the area under the traffic pattern and is the least restrictive. The Executive Airport Overlay zones were updated and a new more restrictive Ordinance was adopted in 2000.

The Ordinance and the CLUP recognized that some development already exists in the area surrounding the Executive Airport that is inconsistent with the compatibility guidelines set forth in the CLUP. The Overlay zone restrictions were adopted to prevent new problems of land use incompatibility and not at removing existing incompatible uses. The current site is vacant and falls under the new requirements. There are adjacent existing commercial uses that predate the original Overlay zone restrictions and the recent update.

The proposed structure is to be a commercial building for retail and possibly office uses. Retail and general office uses (no doctor or dentist) are allowed uses in the EA-2 zone as long as they meet the maximum 50 people per acre concentration requirement. The requirement means there can be no more than 50 people on a one acre site at any given time (52 for the size of the subject site). Neither the Ordinance nor the CLUP give direction on how to calculate the actual concentration that a project proposal might generate. The City has not used a standard method of determining concentration for past projects in other EA zones (primarily EA-3). Additionally, the staff representative from the Sacramento Area Council of Governments (SACOG) who is designated as the Airport Land Use Commission (ALUC) for Executive Airport also does not have a specific methodology for determining project concentration. The SACOG staff representative makes a determination based on the proposed uses by the applicant. However, once the project is built, tenant uses could change to other allowed commercial uses within a C-2 zone that could exceed the concentration limit but not necessarily be caught during a tenant improvement (TI) review by the city. Herein lies the policy question, what standard method should be used for determining project concentration numbers?

Using a building code occupancy determination, the proposed 6,794 square foot retail building allows a maximum occupancy of 226 people within the structure (based on 1 to 30 square feet ratio for all retail space). The maximum number allowed by building occupancy would greatly exceed the allowed 50 person maximum. If the building were 100 percent office based on the current proposed size, the maximum occupancy would be 68 people (based on an office ratio of 1:100 square feet). A combination of uses would generate a maximum occupancy somewhere in between the two maximums. In all cases, calculating the maximum number of people on the site with the proposed building size using building code standards would exceed the allowed 50 people per acre. Using a strict building code occupancy as a concentration determinate would only allow a 5,200 square foot office building or a 1,560 square foot retail building on the site.

Another possible way to make the concentration determination is by proposed and/or required parking spaces. The applicant proposes 34 parking spaces and using an average of two people per car, a maximum number of 68 would be obtained and over the allowed 50 person maximum. The minimum number of required parking spaces for a retail building less than 9,600 square feet is one space per 400 square feet or 17 spaces based on proposed project size. A two people per car average would yield a maximum of 34 people on site and under the 50 person maximum concentration requirement. Using this approach, restricting the amount of parking on the site to 26 spaces would yield a 52 person maximum.

The applicant has suggested limiting the site to specific uses and has provided a list of potential commercial tenant uses such as a hair salon, florist, stationary store, tutoring center, dry cleaner and others (see Exhibit 1C). The applicant submitted the same list to Greg Chew, SACOG's ALUC staff representative. He found the submitted list of uses to be compatible and not to exceed the 50 person concentration limit provided the tenant mix is restricted to only those uses on the list (see Exhibit 1D).

Staff recommends utilizing a combination of approaches in this specific case; base the concentration on parking spaces and specific listed allowed uses. Restricting the

number of parking spaces and the types of uses would provide greater likelihood of not exceeding the concentration requirements. Using parking calculations in the future and associating an average person per car based on building use maybe a more realistic method of determining potential maximum concentration than utilizing a strict building code occupancy standard.

C. Site Plan Design/Zoning Requirements

The project site is an irregular shaped vacant corner lot located at the northwest corner of South Land Park Drive and Florin Road. The applicant proposes to construct a single story 6,794 square foot building for retail uses.

The Zoning Code requires that Planning Commission consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The structure will be located towards the northwest corner of the lot with parking along the east and south sides. The building meets or exceeds all required setbacks. The site plan indicates a six foot high masonry wall along the north and west property lines to meet the Zoning Code requirement of a six foot high solid wall between residential and non-residential uses. The trash enclosure will be located along the south side of the property near Florin Road. There is a proposed monument sign location 18 feet from the property line on the east side. No specific signage was submitted with the application for review. The unused portion on the far west side will be landscaped with grass. The area along the south property line adjacent to Florin Road (approximately 31 feet wide) is Cal Trans right-of-way and is heavily landscaped with trees and Oleander bushes providing a thick landscape buffer for most of the south side of the site.

The site plan indicates 34 parking spaces with a driveway access on the north east side off of South Land Park Drive. The proposed project only requires 17 parking spaces per the Zoning Code. The site is greater than 5,200 square feet, the building is less than 9,600 square feet, and the zone is C-2, therefore the parking requirement is one space for every 400 square feet. One bicycle parking space will need to be provided and it will need to be a Class I facility. The Development Engineering and Finance (DEaF) division has determined that no traffic study is required base on the size of the project and no thresholds for requiring a study are met.

The building is proposed to be located in an area of the site where there are existing City sewer and water lines. There is also a sewer sump station on the west side of the site. The applicant has indicated the sewer and water lines will be relocated to the City's satisfaction and at the applicant/property owner's expense.

D. Building Design

The proposed building will be one story and 25 feet high to the plate line. There will be an architectural feature on the northeast corner of the building that will rise to 30.5 feet in height. The exterior materials will be cement plaster and stone veneer with a tile roof. The proposed design is for a retail building shell with no floor plans or designated separations identified at this time.

The building is located towards the rear of the site at the community's request. Normal city policies would dictate the building should be located closer to the street. However, the applicant had several community meetings regarding the proposed project and the community's desire was to have the building closer to the rear adjacent to the residential properties to help reduce noise, glare, and for general safety.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Sections 15301 and 15332.

B. Public/Neighborhood/Business Association Comments

The site is located within the South Land Park Neighborhood Association and the Z' Berg Park Neighborhood Association areas. The project plans were sent to the associations. Staff has received letters and emails from the neighborhood associations

The South Land Park Neighborhood Association (SLPNA) had the following comments:

SLPNA is not opposed to development at the corner if it were apartments or very light office space such as medical offices. However, we are not in favor of any development which would place significant numbers of vehicles entering and exiting the parcel. Vehicles entering and exiting in either direction from the proposed

driveway will cause serious problems for themselves and for all other traffic. SLPNA is opposed to any development, including this one, which will generate serious traffic problems at the site. They believe a new traffic study should be conducted for that area to determine precisely what traffic loads could be safely absorbed and what limits should be placed on the property.

The Z' Berg Park Neighborhood Association had the following comments:

They are concerned about ensuring adequate landscaping along the streetscapes due to the large parking areas.

The project was noticed and staff received numerous emails and calls in opposition to the project because of their concern with existing traffic at the intersection and that the project would further impact the area. The neighbors want a traffic study done for the area. They believe the intersection and immediate area is already severely impacted and that adding a new driveway for a retail building will only exacerbate the current situation. City staff from DEaF has indicated that the proposed project does not warrant a new traffic study base on the small scale of the proposal. Most office uses would be allowed, the EA-2 zone specifically prohibits doctor and dentist offices. Office use would be the preferred land use for the neighbors once a traffic study was completed.

Staff from Development Engineering and Planning met with representatives of the SLPNA to discuss the neighborhood's traffic concerns with the project. Staff explained the reasons why a traffic study was not warranted with the proposed project. Additionally, staff discussed a proposed project condition that would require a median to be constructed along Land Park Drive from the intersection to beyond the second existing driveway on the east side that would restrict the proposed project as well as the driveways on the east side to only right in/right out turns. The proposed condition was presented to the SLPNA Board and at this time staff has not received any additional comments from the association in regards to their position and the proposed condition. Staff has received several emails in opposition to the proposed median condition.

### C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** No comments for the project.
2. **Development Engineering and Finance Section:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

A Traffic Study is not required for the proposed project. Assuming a shopping center land use, for conservative assessment, the project would generate a total of 22 in the morning peak and 74 in the pm peak hour. The project will generate less than 100 pm trips and for it is consistent with the existing zoning of the project site, no traffic study is required.

The project is located at the northwest corner of South Land Park Drive and Florin Road intersection. An existing shopping center and a gas station located at northeast of the intersection have two driveways which will form with the proposed project driveway, a full access intersection located about 120 feet north of the intersection. This situation is considered non operational and undesirable from a traffic safety consideration. We recommend that the proposed driveway be right in right out and the project conditioned to build a median at South Land Park Road so that all existing and proposed driveways will be right in/ right out.

Staff encouraged the applicant to discuss with CALTRANS the possibility of creating a restricted lane and driveway on Florin Road along the south side of the project within the existing non-improved right-of-way to allow an additional access point to the site.

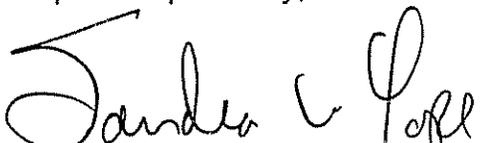
3. **Utilities:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
4. **Police:** No comments for the project.
5. **Fire:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Plan Review. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to the California Environmental Quality Act.;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) **approving** the **Plan Review** to construct a 6,794 square foot commercial building and required parking spaces on 1.034± vacant acres in the General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2} zone.

Report Prepared By,

  
Sandra Yope, Associate Planner

Report Reviewed By,

  
Joy Patterson, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A Site Plan
- Exhibit 1B Building Elevations
- Exhibit 1C List of Applicant Suggested Uses for Building
- Exhibit 1D Airport Land Use Commission Review (and Amended Review)
- Exhibit 1E Letter from SLPNA
- Exhibit 1F Email from SLPNA regarding Median
- Exhibit 1G Letter from Nearby Property Owner
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map

*Amended (10-13-2005)***NOTICE OF DECISION AND FINDINGS OF FACT FOR  
SOUTH LAND PARK RETAIL CENTER PLAN REVIEW, LOCATED AT THE NWC SOUTH  
LAND PARK DRIVE AND FLORIN ROAD, SACRAMENTO, CALIFORNIA IN THE  
GENERAL COMMERCIAL-REVIEW, EXECUTIVE AIRPORT OVERLAY-2 (C-2R) {EA-2}  
ZONE. (Z05-068)**

---

At the regular meeting of October 13, 2005, the City Planning Commission heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Categorical Exemption (Sections 15303 and 15332);**
- B. Approved the Plan Review** to construct a 6,794 square foot commercial building and required parking spaces on 1.034± vacant acres in the General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2} zone.

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

---

**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections 15302 and 15332 of the California Environmental Quality Act.
- B. Plan Review: The Plan Review to construct a 6,794 square foot commercial building and required parking spaces is approved subject to the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
    - a. the proposed commercial building is compatible with surrounding land uses; and
    - b. adequate on-site parking and maneuvering will be provided.
  2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
    - a. adequate on-site parking, maneuvering, landscaping, and setbacks will be provided;
    - b. the proposed building is of adequate shape and size for the proposed use and will be compatible with the existing commercial and residential buildings in the area;
    - c. the parking spaces will be reduced and the uses restricted to prevent an over concentration of people on the site at any one time; and

- d. a concrete wall will be constructed between the residential uses and the retail building to provide a sound and visual buffer.
3. The project, as conditioned, meets the requirements of the Zoning Code for land use and site design requirements.
4. The project is consistent with the General Plan and Pocket Community Plan which designate the subject site as Community/Neighborhood Commercial & Offices and Highway Commercial respectively.

#### CONDITIONS OF APPROVAL

B. The Plan Review to construct a 6,794 square foot commercial building and required parking spaces in the (C-2R) {EA-2} zone (Exhibit 1B) is hereby approved subject to the following conditions of approval:

- B1. The proposed project shall be built per submitted revised plans.
- B2. The applicant shall obtain all necessary building permits prior to commencing construction.
- B3. The applicant shall plant new fast growing shrubs along the south side of the trash enclosure **if** any of the current landscaping in the Cal Trans right of-way is removed or dies (in order to keep the trash enclosure screened from the Florin Road street view) and meet all trash enclosure requirements of the Zoning Code.
- B4. The applicant shall locate one Class 1 bicycle parking facility on the site (outside of all setback areas).
- B5. The unimproved area shall be landscaped as shown on the submitted plans.
- B6. The masonry wall along the north and west property lines shall be a solid six foot decorative masonry wall on both sides.
- B7. Any signage shall meet the requirements of the Sign Code and have a sign permit.
- B8. ~~The applicant shall eliminate eight (8) parking stalls and landscape the area.~~  
*Amended (10-13-2005)*
- B9. The building will be restricted to the retail uses listed in Exhibit 1C (no dentist office is permitted) or any general office use. The entire site will not be allowed to have more than 52 people on site at any one time and that shall be made clear in all lease agreements with all tenants.

#### FIRE:

- B10. 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.

- B11. Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)
- B12. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- B13. Provide appropriate Knox access for site.
- B14. 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.
- B15. Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant.

**UTILITIES:**

- B16. Paved access to the pump station for an 8-foot wide vector truck shall be a minimum of 15-foot wide with a flared entrance.
- B17. The existing 8-inch sewer line is located under the proposed building. The applicant shall relocate both water and sewer pipelines away from the proposed building footprint and dedicate a single 25-foot water and sanitary sewer easement. The easement and location shall be to the satisfaction of the Department of the Utilities (DOU). The DOU will review and approve the easement language prior to recordation.
- B18. The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, regarding the permanent structure (including without limitation garages, patios, concrete slabs and similar structures) that shall be constructed anywhere within the water and sewer easements.
- B19. The site consists of city maintained sanitary sewer pump station. The applicant must provide and maintain Persnickety and Peacemaker odor control products adequate for wet well at no cost to the City.
- B20. The applicant shall provide 20-feet of AC paving along the west side of the sewer pump station. This area shall be striped "NO PARKING".
- B21. Per City Code 13.04.070 and the Departments current Tap Policy, commercial lots may have more than 1 domestic tap. All water services shall be tapped to the 8-inch water main within the Florin Road street section.
- B22. Water distribution mains currently exist along the north and northwest property lines of the proposed lot that border the existing subdivision. No permanent structures shall be constructed on top of water pipelines or anywhere within the associated utility easements.
- B23. Per City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

- B24. Multiple fire services are allowed per parcel and may be required.
- B25. Provide separate sanitary sewer service to the parcel to the satisfaction of the Department of Utilities. Connection shall be made to the existing 6" sewer pipe in South Land Park Drive.
- B26. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B27. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required and shall be approved by the Department of Utilities. The on-site storm drain system shall be sized per the latest infill design standards. Contact the Department of Utilities for the design criteria. On-site detention storage may be required for the project. If required, the detention volume shall be stored within oversized pipes and/or within the on-site street section prior to overland release. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release elevation and approved by the Department of Utilities.
- B28. 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 and approved by the Department of Utilities.
- B29. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B30. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

B31. 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 impervious area minus the building rooftop is less than one acre, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-site Stormwater Quality Control Measures," for appropriate source control measures.

B32. **Advisory Note:** Many projects within the City of Sacramento require on-site booster pump for fire suppression and domestic water systems. During the early planning stages of the project and prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

B33. **Advisory Note:** The proposed project is located in the Flood zone designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the A99 zone, there are no requirements to elevate or flood proof.

B34. **Advisory Note:** The proposed project is served by an 8-inch water distribution system. The maximum size tap allowable is 8-inches (size on size). All backflow prevention assembly shall also be the same size as the tap. Therefore, the maximum size for fire service allowable is an 8-inch fire service with an 8-inch backflow prevention assembly.

#### **DEVELOPMENT ENGINEERING AND FINANCE:**

B35. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards to the satisfaction of the Development Engineering and Finance Division.

B36. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division. Any existing site driveways shall be redesigned and reconstructed, if necessary, to City Standards to the satisfaction of the Development Engineering and Finance Division.

B37. The site plan shall conform to A.D.A. requirements in all respects.

- B38. If portions of sidewalk are in need of repair and the curb ramp adjacent to the project site is not in compliance with current A.D.A. standards, then said curb ramp shall be reconstructed to meet new standards. All improvements shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.
- B39. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B40. 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 Development Engineering and Finance Division shall
- B41. The existing driveway cut to the site, on South Land Park Drive, located near the curb ramp shall be removed and replaced with the standard curb, gutter, and sidewalk to match existing improvements.
- B42. ~~The proposed driveway to the site shall be restricted to right-turn ingress/egress movements only. Thus, the applicant/owner shall design and construct a 6" vertical curb along the center line of South Land Park Drive from the pedestrian crosswalk to the northern property line, to the satisfaction of the Development Engineering and Finance Division. Costs associated with offsite or over-width improvements may be subject to reimbursement.~~ *The proposed driveway to the site shall be restricted to right-turn ingress/egress movements only. Thus, the applicant/owner shall design and construct a raised "Gull Wing" island onsite with all the necessary signage, to the satisfaction of the Development Services Department and the Department of Transportation. Amended (10-13-2005)*
- B43. If the applicant/owner shall desire to have access to the site from Florin Road, he/she shall coordinate with the State Department of Transportations (CALTRANS) and the City of Sacramento, Development Service Department for access easements, design, and construction of said access to the site, and it shall be subject to review and approval by the City Traffic Engineer.
- B44. Advisory Note:** *If the City determines that a stop sign is warranted at the intersection of South Land Park Drive and 13<sup>th</sup> Avenue then the applicant shall pay for the stop signs (Added 10-13-2005)*

  
 \_\_\_\_\_  
 CHAIRPERSON

ATTEST:

  
 \_\_\_\_\_  
 SECRETARY TO CITY PLANNING COMMISSION

DATE (Z05-068)

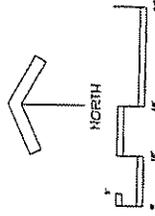
- Exhibit 1A Site Plan
- Exhibit 1B Building Elevations
- Exhibit 1C List of Applicant Suggested Uses for Building
- Exhibit 1D Airport Land Use Commission Review (and Amended Review)
- Exhibit 1E Letter from SLPNA
- Exhibit 1F Email from SLPNA regarding Median
- Exhibit 1G Letter from Nearby Property Owner

Exhibit 1A - Site Plan



STATISTICS

|                       |                |
|-----------------------|----------------|
| SITE AREA             | 10,000 SQ. FT. |
| NET AREA              | 8,000 SQ. FT.  |
| AREA TO BE EXCAVATED  | 1,000 SQ. FT.  |
| PAVING AREA           | 1,000 SQ. FT.  |
| LANDSCAPING           | 1,000 SQ. FT.  |
| TOTAL PAVING REQUIRED | 2,000 SQ. FT.  |

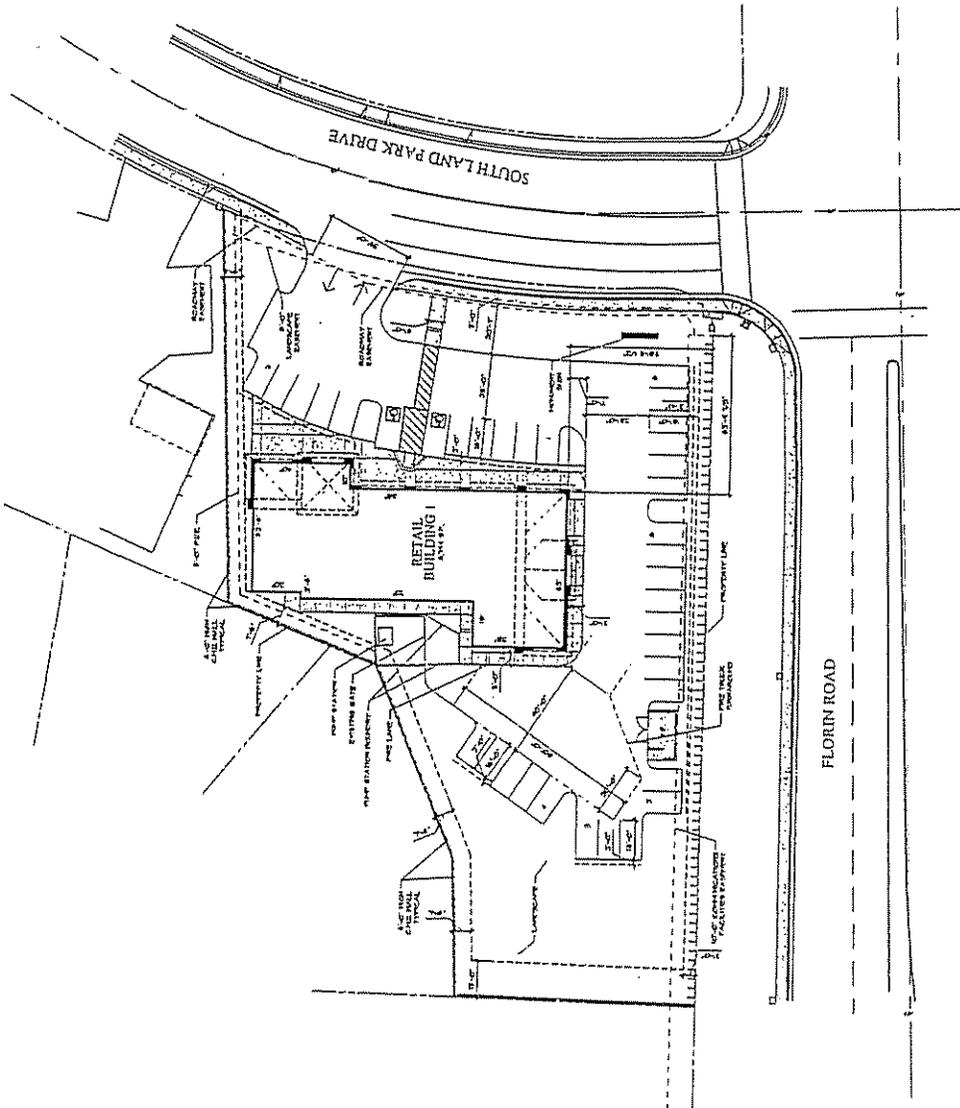


SITE PLAN  
1" = 20'

|            |          |       |    |
|------------|----------|-------|----|
| Job Number | 0572     | Sheet | A1 |
| Date       | 08-11-05 |       |    |
| Drawn      | JPM      |       |    |
| Revised    | 5-20-05  |       |    |

**Rauschenbach**  
**Marvelli**  
**Becker**

2277 Watt Ave., Second Floor-Sacramento, CA 95833  
916/666-8500  
FAX: 916/666-8588



**SOUTH LAND PARK RETAIL**  
NWC FLORIN ROAD & SOUTH LAND PARK DRIVE  
SACRAMENTO, CALIFORNIA

REVISED

REC'D MAY 31 2005

Z05-068

**SOUTH LAND PARK  
RETAIL**  
NWC FLORIN & S. LAND PARK  
SACRAMENTO, CALIFORNIA

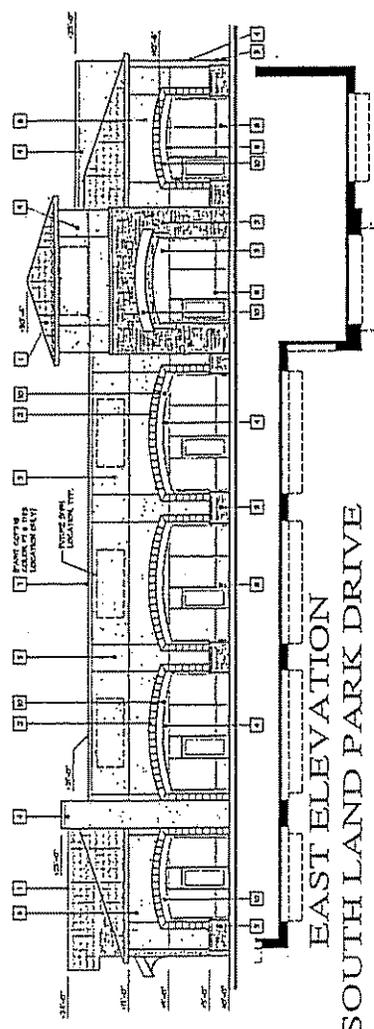
**FINISH SCHEDULE**

|                                                |                                                         |
|------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> 1. ROOF TILE -        | EXPOSED ROOF PRODUCTS<br>AS MANUFACTURED                |
| <input type="checkbox"/> 2. WALL STUDES -      | 1/2" DOWEL STUDES<br>RECESSED                           |
| <input type="checkbox"/> 3. FLOOR WALKERS -    | 1/2" CONCRETE WALK<br>ON POLYURETHANE<br>SPACING STRIPS |
| <input type="checkbox"/> 4. PLASTER -          | 1/2" GYPSUM PLASTER<br>OVER GYPSUM BOARD                |
| <input type="checkbox"/> 5. FLOOR LAYERS -     | 1/2" GYPSUM BOARD<br>OVER CONCRETE                      |
| <input type="checkbox"/> 6. METAL ARCHES -     | 1/2" GYPSUM BOARD<br>OVER METAL ARCHES                  |
| <input type="checkbox"/> 7. STAIRWELL FINISH - | 1/2" GYPSUM BOARD<br>OVER STAIRWELL FINISH              |
| <input type="checkbox"/> 8. CEILING FINISH -   | 1/2" GYPSUM BOARD<br>OVER CEILING FINISH                |
| <input type="checkbox"/> 9. OTHER FINISH -     | AS NOTED                                                |

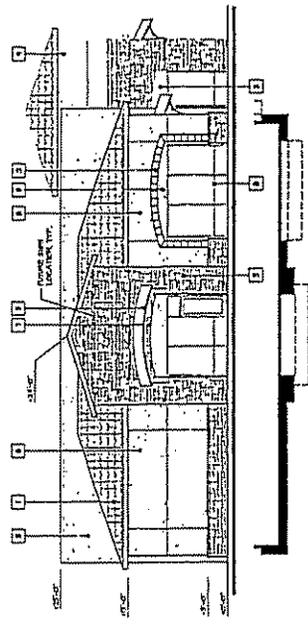
**EXTERIOR  
ELEVATION  
BUILDING 1**  
1/8" = 1'-0"

Job Number \_\_\_\_\_ Sheet **A-2**  
 Date \_\_\_\_\_  
 Drawn \_\_\_\_\_  
 Revised \_\_\_\_\_ of \_\_\_\_\_  
**Rauschenbach  
Martelli  
Becker**  
 2277 Vail Ave. Second Floor-Sacramento, CA 95811  
 916/435-8500 FAX/916/435-8500

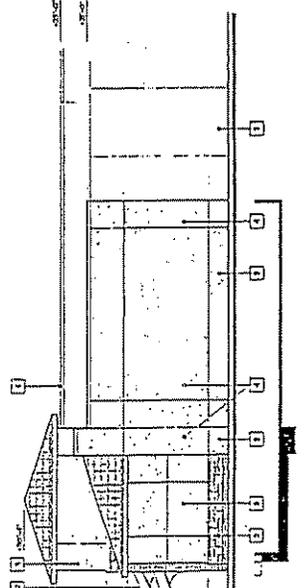
**REVISED**



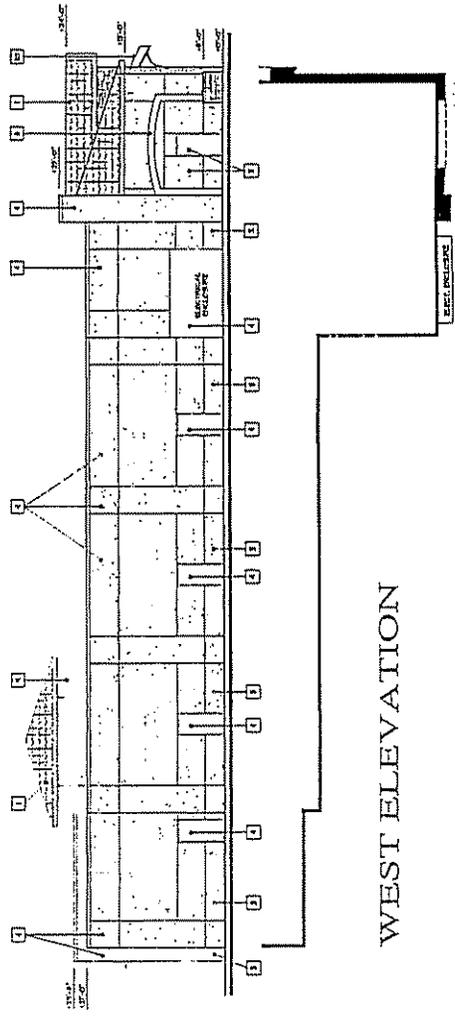
**EAST ELEVATION**  
SOUTH LAND PARK DRIVE



**SOUTH ELEVATION - FLORIN ROAD**



**NORTH ELEVATION**



**WEST ELEVATION**

**Z05-068**

REC'D Apr. 21, 2005

**REVISED**

27

**Attachment 1:**  
*Revised Potential Land Uses as Submitted by Applicant  
on Sept. 12, 2005 to Airport Land Use Commission*

Suggested Uses for  
Florin Road and South Land Park Drive  
(Partial List)  
Number of Retail Tenants 5 to 6

|                                                           |                                |
|-----------------------------------------------------------|--------------------------------|
| Hair Salon                                                | Jewelry                        |
| Barber                                                    | Health Foods                   |
| Discount Hair Cutter<br>(i.e. SportCuts, Supercuts, etc.) | Photography Studio/Sales       |
| Florist                                                   | Stationary Store/Cards         |
| Gourmet Wine – (not hard liquor) Store                    | Camera Shop                    |
| Travel Agency                                             | Shoe Repair                    |
| AT&T Wireless/Cingular/Cell Phones                        | <del>Dentist</del> NOT ALLOWED |
| Credit Union/Financial/Savings & Loan                     | Tutoring Schools               |
| Dry Cleaner/Laundromat                                    | Apparel                        |
| Optometrist/Optical                                       | Wedding Shop                   |
| Mail Boxes, Etc.                                          | Uniforms                       |
| Real Estate Office                                        | UPS/Fed Ex                     |
| Title Company                                             | Astrology or Related           |
| Printing or Blueprinting                                  | Copy Shop                      |
| Sign Shop                                                 | Tax Services                   |
| Framing Shop                                              | Financial Brokerage            |
| Beauty Supply                                             | Insurance Office               |
| Window Coverings                                          |                                |

Exhibit 1D – Airport Land Use Commission Review pg 1

REQUEST FOR STAFF REVIEW

AIRPORT LAND USE COMMISSION  
FOR SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES  
1415 L STREET, SUITE 300  
SACRAMENTO, CA 95814-3910  
PHONE: (916) 321-9000  
FAX: (916) 321-9551

DATE RECEIVED: 5/31/05 (prior drafts submitted; applicant requested to go ahead with review on June 13th)

ALUC REVIEW NO : 05-34

AFFECTED AIRPORTS: Executive Airport

REQUESTED BY: City of Sacramento

PARCEL NO :  
029-0470-007

DATE COMMENTS  
REQUESTED: none stated by city

PROJECT APPLICANT: F. Frederick Brown  
PROJECT TITLE: South Land Park Drive Retail

APPLICATION FOR:  REZONE  GENERAL/COMMUNITY PLAN AMENDMENT  OTHER: Use permit, design review

DESCRIPTION OF PROPOSED PROJECT: to develop commercial retail use with a limited range of potential uses (as provided by applicant)

LOCATION OF PROJECT (REFERENCE TO AIRPORT): The property is located within the Executive Airport Approach Departure Zone 2 for Safety

APPLICABLE ALUC POLICY:  HEIGHT  SAFETY  NOISE

ALUC STAFF COMMENTS:

The proposed project seeks to develop this C-2 property into one building with 6,794 square feet. The parcel is 1.034 acres. The project lies within the Approach Departure Zone 2 (see Attachment #1) for Sacramento Executive Airport and is therefore subject to its Comprehensive Land Use Plan's safety policies

The policies for this zone state that the site is compatible only if the uses do not result in concentrations of people greater than 50 persons per acre at any given time. The applicant has submitted a list of use types (attachment #2) that he agrees to restrict the uses to. Based on calculations performed by the ALUC staff (attachment #3), the proposed use list will very likely not yield greater than 50 persons at the site at any given time. Therefore, this proposal is compatible with the CLUP contingent on the tenant mix is comprised of users as identified by the applicant in attachment #2.

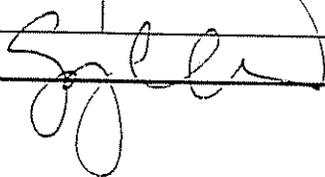
APPLICABLE ALUC PLANS:

Sacramento Executive Airport Comprehensive Land Use Plan

PROJECT IS:  
 COMPATIBLE  
 COMPATIBLE, SUBJECT TO CONDITIONS listed above  
 INCOMPATIBLE, DUE TO:

HEIGHT  SAFETY  NOISE

REVIEWED BY: Gregory R. Chew, Associate Planner



DATE: 06/27/05

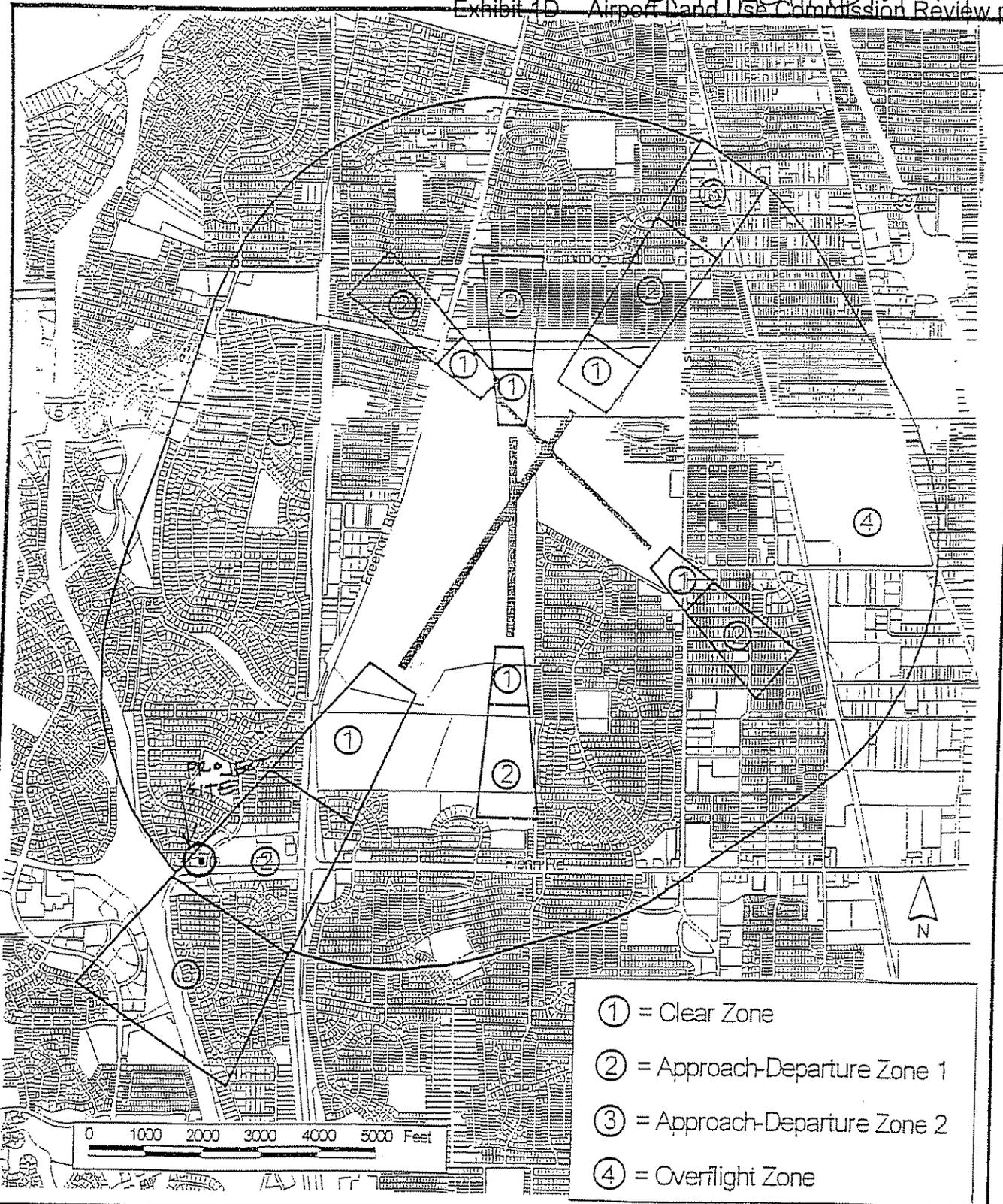


Figure 11  
Sacramento Executive Airport  
Safety Zones

ATTACHMENT # 2

Suggested Uses for  
Florin Road and South Land Park Drive  
(Partial List)  
Number of Tenants 5 to 6

- |                                                           |                    |
|-----------------------------------------------------------|--------------------|
| Hair Salon                                                | Health Foods       |
| Discount Hair Cutter<br>(i.e. SportCuts, Supercuts, etc.) | Photography Studio |
| Florist                                                   | Stationary Store   |
| Gourmet Wine – (not hard liquor) Store                    | Camera Shop        |
| Hallmark                                                  | Copy Shop          |
| Travel Agency                                             | Shoe Repair        |
| AT&T Wireless/Cingular/Cell phones                        | Dentist            |
| Credit Union                                              | Tutoring Schools   |
| Dry Cleaner                                               | Apparel            |
| Optometrist                                               | Wedding Shop       |
| Mail Boxes Etc.                                           | Uniforms           |

Exhibit 1D - Airport Land Use Commission Review pg 4

ATTACHMENT # 3

| ALUC File 05-34<br>South Land Park Retail (NW) Intersection of South Land Park and Florin Road, Sacramento)<br>Density Analysis for Executive Airport CLUP (June 27, 2005)                                                                                                                                                                                                                                                                                                                                         | Employees - Typical - Low                                                                                                                                           |   | Employees - Typical - High |   | Customers - Typical - Low |   | Customers - Typical - High |   | Case Study #1: Typical<br>Weekday, business hours, non-seasonal:<br>Employees | Case Study #2 - most intense uses/peak weekday scenario<br>Weekday, business hours, non-seasonal:<br>Employees | Case Study #3: Typical weekend<br>Weekend, business hours, non-seasonal:<br>Employees | Case Study #4: Most intense Uses<br>Weekend, business hours, non-seasonal:<br>Employees | Case Study #5: Most intense Use<br>Holiday Season - peak period:<br>Employees | Customers |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------|---|---------------------------|---|----------------------------|---|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                   | 3 | 3                          | 4 | 2                         | 3 | 6                          | 6 |                                                                               |                                                                                                                |                                                                                       |                                                                                         |                                                                               |           |
| Hair Salon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2                                                                                                                                                                   | 3 | 3                          | 4 | 2                         | 3 | 6                          | 6 | 2                                                                             | 4                                                                                                              | 4                                                                                     | 4                                                                                       | 3                                                                             | 5         |
| Discount Hair Cutter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2                                                                                                                                                                   | 3 | 3                          | 4 | 2                         | 3 | 6                          | 6 | 2                                                                             | 4                                                                                                              | 4                                                                                     | 4                                                                                       | 3                                                                             | 5         |
| Florist                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                   | 3 | 3                          | 4 | 2                         | 3 | 6                          | 6 | 2                                                                             | 4                                                                                                              | 4                                                                                     | 4                                                                                       | 3                                                                             | 5         |
| Gourmet Wine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Hallmarks/Stationery Store                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Travel Agency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Cellular phone retailer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Dry Cleaner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2                                                                                                                                                                   | 3 | 3                          | 4 | 2                         | 3 | 6                          | 6 | 2                                                                             | 4                                                                                                              | 4                                                                                     | 4                                                                                       | 3                                                                             | 5         |
| Optometrist                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2                                                                                                                                                                   | 3 | 3                          | 4 | 2                         | 3 | 6                          | 6 | 2                                                                             | 4                                                                                                              | 4                                                                                     | 4                                                                                       | 3                                                                             | 5         |
| Mail Boxes Etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Health Foods                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Photography Studio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Camera Shop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Shoe Repair                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Dentist                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Tutoring Schools                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Apparel Store                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Wedding Shop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Uniform Store                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1                                                                                                                                                                   | 2 | 2                          | 3 | 1                         | 2 | 4                          | 4 | 1                                                                             | 2                                                                                                              | 2                                                                                     | 2                                                                                       | 2                                                                             | 3         |
| Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1. There are no national, uniform standards available for all identified uses. All these numbers are based on "common sense" experience of the ALUC planning staff. |   |                            |   |                           |   |                            |   |                                                                               |                                                                                                                |                                                                                       |                                                                                         |                                                                               |           |
| 2. "Typical" means that square footage of space for type of use is common in other commercial areas. The number of people is the amount under normal conditions. Numbers are given for highs and lows specific to that type of use. The use types were randomly selected, but with balanced uses (e.g., hair salon and discount hair cutter not facility at same time).                                                                                                                                            |                                                                                                                                                                     |   |                            |   |                           |   |                            |   |                                                                               |                                                                                                                |                                                                                       |                                                                                         |                                                                               |           |
| 3. "Peak" means at the highest likely reasonable density for that scenario for that use-type. Please note, the use types were selected as being the highest usage types for that particular scenario. The actual tenant mix is very unlikely to result in exactly these use types. Therefore, although to total number is estimated higher than the 50 person maximum for Case Studies #2 and #4, the ALUC staff allows for some overrun, as the likely real-life tenant mix will not result in as high a density. |                                                                                                                                                                     |   |                            |   |                           |   |                            |   |                                                                               |                                                                                                                |                                                                                       |                                                                                         |                                                                               |           |
| Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                     |   |                            |   |                           |   |                            |   |                                                                               | 21                                                                                                             | 57                                                                                    | 44                                                                                      | 59                                                                            | 49        |

09/13/2005

18:09

SACOG 2545547

Exhibit 1D -- Airport Land Use Commission Amended Review pg 1

NO. 639 0002

Sacramento Area  
Council of  
Governments

1415 L Street.  
Suite 300  
Sacramento, CA  
95814

tel: 916.321.9000  
fax: 916.321.9551  
tdd: 916.321.9550  
www.sacog.org



Date: September 13, 2005  
To: Sandra Yope, City of Sacramento Planning Department  
From: Greg Chew, Airport Land Use Commission *GC*  
Re: Amended List of Requested Land Use List for Florin Road and South  
Land Park Drive (ALUC File 05-34)

This memo serves as an addendum to my earlier review on behalf of the Airport Land Use Commission (ALUC) for the development proposal at the NW corner of Florin Road and South Land Park Drive. The ALUC reviewed this development application on June 27, 2005. Since that review, the applicant, F. Frederick Brown, requested that the proposed potential uses on the site be expanded; his list of potential uses is attached on attachment #1 to this memo.

The subject property is located inside of the Approach Departure Zone 1 (see attachment #2) according to the Comprehensive Land Use Plan for Executive Airport. Land use restrictions apply to this site according to CLUP safety policies. Attachment #3 is the land use compatibility guidelines from the CLUP. This review addresses the compatibility of each of the applicant's amended proposed land uses.

The following land uses are directly listed in the CLUP as allowed land uses if they do not result in concentrations of people greater than 50 persons per acre at any time:

- Barber, discount hair cutter, hair salon
- Travel agency
- Credit union, financial services/savings and loan
- Photography studio
- Dentist office
- Apparel, wedding, uniform shop

The following land uses are indirectly listed as allowed uses in Approach Departure Zone 1 if they do not result in concentrations of people greater than 50 persons per acre at any time (the associated listed category is showed in parenthesis):

- Dry cleaner, Laundromat (miscellaneous personal services)
- Real estate, title company office (business services)
- Printing, blueprint, copy shop, mail services, sign shop, mail boxes shop, UPS/Fed-X (business services)
- Window coverings, photography sales (home furnishings)
- Jewelry (apparel/shoes)

Auburn  
Citrus Heights  
Colfax  
Davis  
El Dorado County  
Elk Grove  
Folsom  
Galt  
Isleton  
Lincoln  
Live Oak  
Loomis  
Marysville  
Placer County  
Placerville  
Rancho Cordova  
Rocklin  
Roseville  
Sacramento  
Sacramento County  
Sutter County  
West Sacramento  
Wheatland  
Winters  
Woodland  
Yolo County  
Yuba City  
Yuba County

- Astrology or related (miscellaneous personal services)
- Tax services, financial brokerage, insurance office (business services)
- Wireless retail products (miscellaneous retail)
- Framing shop (miscellaneous retail)
- Beauty supply shop (miscellaneous retail)
- Health foods (grocery store)
- Camera shop, stationery card shop (miscellaneous retail)
- Tutoring school (office space for lease)

The following proposed land uses are not allowed uses in the Approach Departure Zone 1.

- Optometrist/optical office (doctor or dentist office)

Other than optometrists office or related medical office uses, there are no land uses in the amended proposed list that are prohibited by the CLUP in the Approach/Departure Zone 1. The previous ALUC review (June 27, 2005) addressed the maximum 50 person per acre concentration restriction and concluded that if the applicant agrees to restrict tenants to the permitted uses described above and the proposed building square footage remains the same or less, then the proposed development would meet the requirements of the Comprehensive Land Use Plan.

If you have any questions, please feel free to contact me at (916) 340-6227.

**Attachment 1:**  
*Revised Potential Land Uses as Submitted by Applicant  
on Sept. 12, 2005 to Airport Land Use Commission*

Suggested Uses for  
Florin Road and South Land Park Drive  
(Partial List)  
Number of Retail Tenants 5 to 6

- |                                                           |                                |
|-----------------------------------------------------------|--------------------------------|
| Hair Salon                                                | Jewelry                        |
| Barber                                                    | Health Foods                   |
| Discount Hair Cutter<br>(i.e. SportCuts, Supercuts, etc.) | Photography Studio/Sales       |
| Florist                                                   | Stationary Store/Cards         |
| Gourmet Wine -- (not hard liquor) Store                   | Camera Shop                    |
| Travel Agency                                             | Shoe Repair                    |
| AT&T Wireless/Cingular/Cell Phones                        | <del>Dentist</del> NOT ALLOWED |
| Credit Union/Financial/Savings & Loan                     | Tutoring Schools               |
| Dry Cleaner/Laundromat                                    | Apparel                        |
| Optometrist/Optical                                       | Wedding Shop                   |
| Mail Boxes, Etc.                                          | Uniforms                       |
| Real Estate Office                                        | UPS/Fed Ex                     |
| Title Company                                             | Astrology or Related           |
| Printing or Blueprinting                                  | Copy Shop                      |
| Sign Shop                                                 | Tax Services                   |
| Framing Shop                                              | Financial Brokerage            |
| Beauty Supply                                             | Insurance Office               |
| Window Coverings                                          |                                |

Exhibit 1D - Airport Land Use Commission Amended Review pg 4

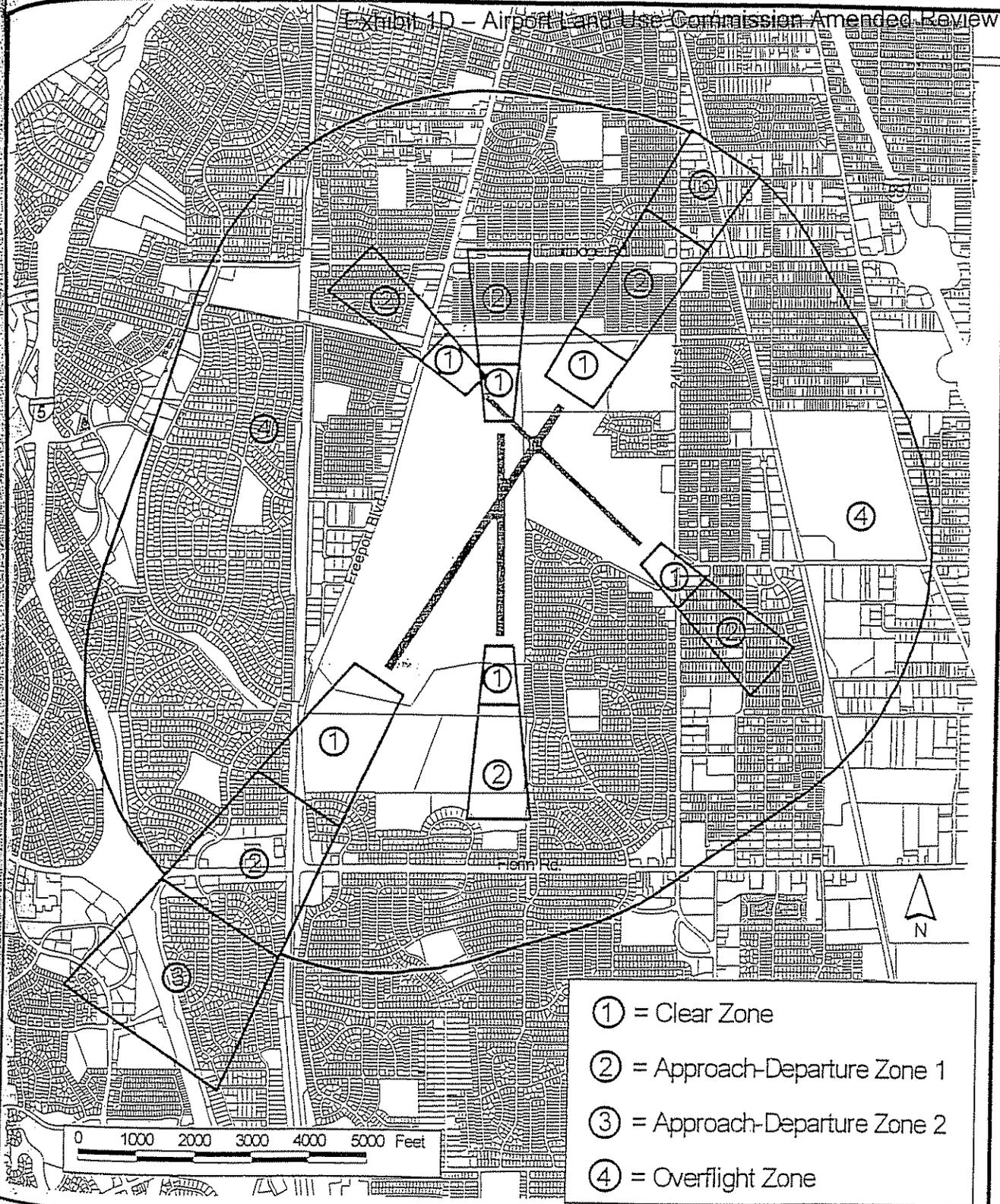


Figure 11  
Sacramento Executive Airport  
Safety Zones

ATTACHMENT 3

| SACRAMENTO EXECUTIVE AIRPORT<br>LAND USE COMPATIBILITY GUIDELINES FOR SAFETY |                    |                           |                           |                 |
|------------------------------------------------------------------------------|--------------------|---------------------------|---------------------------|-----------------|
| LAND USE CATEGORY<br>and<br>(Standard Industrial Classification Code)        | COMPATIBILITY WITH |                           |                           |                 |
|                                                                              | CLEAR ZONE         | APPROACH-DEPARTURE ZONE 1 | APPROACH-DEPARTURE ZONE 2 | OVERFLIGHT ZONE |
| <b>WHOLESALE TRADE</b>                                                       |                    |                           |                           |                 |
| Paints, varnishes & supplies (5198)                                          | No                 | Yes <sup>2,4</sup>        | Yes <sup>4</sup>          | Yes             |
| Chemicals & allied products                                                  | No                 | Yes <sup>2,4</sup>        | Yes <sup>4</sup>          | Yes             |
| Petroleum truck terminals                                                    | No                 | Yes <sup>2,4</sup>        | Yes <sup>4</sup>          | Yes             |
| Miscellaneous wholesale trade                                                | No                 | Yes <sup>2,4</sup>        | Yes <sup>4</sup>          | Yes             |
| <b>RETAIL TRADE</b>                                                          |                    |                           |                           |                 |
| Department & variety stores (single) (53)                                    | No                 | Yes <sup>2</sup>          | Yes <sup>2</sup>          | Yes             |
| Lumber, building materials & nurseries (521, 526)                            | No                 | Yes <sup>2</sup>          | Yes <sup>2</sup>          | Yes             |
| Grocery stores & drug stores (54)                                            | No                 | Yes <sup>2</sup>          | Yes <sup>2</sup>          | Yes             |
| Paint, glass, wallpaper & hardware (523, 525)                                | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Auto, truck, boat & RV dealers (55)                                          | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Mobile home dealers (527)                                                    | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Auto & truck service stations (554)                                          | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Fuel dealers (598)                                                           | No                 | No                        | No                        | Yes             |
| Apparel & shoes (56)                                                         | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Home furnishings (57)                                                        | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Eating & drinking (58)                                                       | No                 | No                        | No                        | Yes             |
| Miscellaneous retail trade (59)                                              | No                 | Yes <sup>2</sup>          | Yes <sup>2</sup>          | Yes             |
| <b>BUSINESS &amp; PERSONAL SERVICES</b>                                      |                    |                           |                           |                 |
| Auto, truck, boat, RV & miscellaneous repair (75, 76)                        | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Mobile home repair (1521)                                                    | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Commercial laundries & cleaning (721)                                        | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Coin-operated laundries (7215)                                               | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Photographers, beauty & barber, shoe repair (722-725)                        | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Funeral services (726)                                                       | No                 | No                        | No                        | Yes             |
| Business services (73)                                                       | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Computer programming & data processing (737)                                 | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Travel agencies (4724)                                                       | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Legal & engineering (81, 87)                                                 | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Banks, credit unions & financial (63, 64, 65)                                | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Hotels, motels, inns, bed & breakfast (701)                                  | No                 | No                        | No                        | Yes             |
| Business parks & industrial clusters                                         | No                 | Yes <sup>2, 14</sup>      | Yes <sup>2, 14</sup>      | Yes             |
| Office buildings (offices for rent or lease)                                 | No                 | Yes <sup>2, 14</sup>      | Yes <sup>2, 14</sup>      | Yes             |
| Business & vocational schools (824, 829)                                     | No                 | No                        | No                        | Yes             |
| Construction businesses (15, 16, 17)                                         | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| Miscellaneous personal services (729)                                        | No                 | Yes <sup>2</sup>          | Yes                       | Yes             |
| <b>SHOPPING DISTRICTS</b>                                                    |                    |                           |                           |                 |
| Neighborhood shopping centers                                                | No                 | No <sup>14</sup>          | No <sup>14</sup>          | Yes             |
| Community shopping centers                                                   | No                 | No <sup>14</sup>          | No <sup>14</sup>          | Yes             |
| Regional shopping centers                                                    | No                 | No                        | No                        | No              |

| SACRAMENTO EXECUTIVE AIRPORT<br>LAND USE COMPATIBILITY GUIDELINES FOR SAFETY |                    |                                  |                                  |                    |
|------------------------------------------------------------------------------|--------------------|----------------------------------|----------------------------------|--------------------|
| LAND USE CATEGORY<br>and<br>(Standard Industrial Classification Code)        | COMPATIBILITY WITH |                                  |                                  |                    |
|                                                                              | CLEAR<br>ZONE      | APPROACH-<br>DEPARTURE<br>ZONE 1 | APPROACH-<br>DEPARTURE<br>ZONE 2 | OVERFLIGHT<br>ZONE |
| <b><u>PUBLIC AND QUASI-PUBLIC SERVICES</u></b>                               |                    |                                  |                                  |                    |
| Post offices (53)                                                            | No                 | No                               | Yes <sup>2</sup>                 | Yes                |
| Government offices (91-96)                                                   | No                 | No                               | Yes <sup>2</sup>                 | Yes                |
| Government social services (83)                                              | No                 | No                               | Yes <sup>2</sup>                 | Yes                |
| Elementary & secondary schools (821)                                         | No                 | No                               | No                               | Yes                |
| Colleges & universities (822)                                                | No                 | No                               | No                               | No                 |
| Hospitals (806)                                                              | No                 | No                               | No                               | No                 |
| Medical & dental laboratories (807)                                          | No                 | Yes <sup>2</sup>                 | Yes                              | Yes                |
| Doctor & dentist offices (801-804)                                           | No                 | No                               | Yes                              | Yes                |
| Museums & art galleries (84)                                                 | No                 | No                               | No                               | Yes                |
| Libraries (823)                                                              | No                 | No                               | No                               | Yes                |
| Churches (866)                                                               | No                 | No                               | No                               | Yes                |
| Cemeteries (6553)                                                            | No                 | Yes <sup>2,10</sup>              | Yes <sup>10</sup>                | Yes                |
| Jails & detention centers (9223)                                             | No                 | No                               | No                               | No                 |
| Child care programs (6 or more children) (835)                               | No                 | No                               | No                               | Yes                |
| Nursing care facilities (805)                                                | No                 | No                               | No                               | Yes                |
| <b><u>RECREATION</u></b>                                                     |                    |                                  |                                  |                    |
| Neighborhood parks                                                           | No                 | Yes <sup>12</sup>                | Yes <sup>12</sup>                | Yes                |
| Community-wide & regional parks                                              | No                 | No                               | Yes <sup>12</sup>                | Yes                |
| Riding stables (7999)                                                        | No                 | Yes <sup>2</sup>                 | Yes                              | Yes                |
| Golf courses (7992)                                                          | No                 | Yes <sup>2,11</sup>              | Yes <sup>11</sup>                | Yes                |
| Open space & natural areas                                                   | Yes <sup>3,6</sup> | Yes <sup>2,6,12</sup>            | Yes <sup>6,12</sup>              | Yes <sup>6</sup>   |
| Natural water areas                                                          | Yes <sup>3,6</sup> | Yes <sup>2,6,12</sup>            | Yes <sup>6,12</sup>              | Yes <sup>6</sup>   |
| Recreation & amusement centers (793, 799)                                    | No                 | No                               | Yes <sup>7</sup>                 | Yes                |
| Physical fitness & gyms (7991)                                               | No                 | Yes <sup>2</sup>                 | Yes                              | Yes                |
| Camps, campgrounds & RV parks (703)                                          | No                 | No                               | No                               | Yes                |
| Dance halls, studios & schools (791)                                         | No                 | No                               | No                               | Yes                |
| Theaters - live performance (7922)                                           | No                 | No                               | No                               | Yes                |
| Motion picture theater - single or double (783)                              | No                 | No                               | No                               | No                 |
| Motion picture theater complex - 3 or more (783)                             | No                 | No                               | No                               | No                 |
| Professional sports (7941)                                                   | No                 | No                               | No                               | No                 |
| Stadiums and arenas                                                          | No                 | No                               | No                               | No                 |
| Auditoriums, concert halls, amphitheaters                                    | No                 | No                               | No                               | No                 |
| Fairgrounds and expositions (7999)                                           | No                 | No                               | No                               | No                 |
| Racetracks (7948)                                                            | No                 | No                               | No                               | No                 |
| Theme parks                                                                  | No                 | No                               | No                               | No                 |

| SACRAMENTO EXECUTIVE AIRPORT<br>LAND USE COMPATIBILITY GUIDELINES FOR SAFETY |                    |                                  |                                  |                    |
|------------------------------------------------------------------------------|--------------------|----------------------------------|----------------------------------|--------------------|
| LAND USE CATEGORY<br>AND<br>(Standard Industrial Classification Code)        | COMPATIBILITY WITH |                                  |                                  |                    |
|                                                                              | CLEAR<br>ZONE      | APPROACH-<br>DEPARTURE<br>ZONE 1 | APPROACH-<br>DEPARTURE<br>ZONE 2 | OVERFLIGHT<br>ZONE |
| <u>AGRICULTURE AND MINING</u>                                                |                    |                                  |                                  |                    |
| Row & field crops (011, 013, 016)                                            | Yes <sup>1,6</sup> | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Tree crops (012)                                                             | No                 | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Intensive livestock (021, 024, 027)                                          | No                 | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Nursery products (018)                                                       | No                 | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Poultry (025)                                                                | No                 | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Pasture & grazing                                                            | Yes <sup>1,6</sup> | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Agricultural services (7)                                                    | No                 | Yes <sup>2</sup>                 | Yes                              | Yes                |
| Mining & quarrying (10, 12, 14)                                              | No                 | Yes <sup>2,6</sup>               | Yes <sup>6</sup>                 | Yes <sup>6</sup>   |
| Oil & gas extraction (13)                                                    | No                 | No                               | No                               | Yes                |

FOOTNOTES:

- <sup>1</sup> No residential uses in excess of four (4) dwelling units per gross acre.
- <sup>2</sup> Uses compatible only if they do not result in concentrations of people greater than 50 persons per acre at any time. (See Appendix A)
- <sup>3</sup> No building, structures, above-ground transmission lines, or storage of flammable or explosive material above ground, and no uses resulting in a gathering of more than 10 persons per acre at any time.
- <sup>4</sup> No storage of flammable or explosive material above ground.
- <sup>5</sup> Tour operator passenger facilities not allowed.
- <sup>6</sup> Uses compatible only if they do not result in a possibility that a water area may cause ground fog or result in a bird hazard.
- <sup>7</sup> Household hazardous waste facilities operated as part of an integrated waste management program and resulting in only temporary storage of materials is allowed.
- <sup>8</sup> Uses in buildings must be compatible.
- <sup>9</sup> Use compatible only if requirements of California Education Code, Sections 17215, 81036 and 81038 are fulfilled.
- <sup>10</sup> No chapels or funeral homes.
- <sup>11</sup> No club houses, bars, restaurants or banquet facilities. Ancillary uses such as pro shops, snack bars, and specialty food and beverage services are allowed. New course layouts and revisions to existing courses must be reviewed by the ALUC for safety impacts.
- <sup>12</sup> No high intensity uses or facilities, such as structured playgrounds, ballfields, or picnic pavilions.
- <sup>13</sup> No uses that would cause electrical interference that would be detrimental to the operation of aircraft or aircraft instrumentation.
- <sup>14</sup> Appendix D establishes a list of uses which are not subject to the concentrations of persons per acre standard requirement of footnote 2. Uses on this list are considered compatible uses within existing multi-tenant complexes, provided that such multi-tenant complexes were in existence as of May 20, 1999.

Exhibit 1E – Letter from SLPNA

P. O. Box 22903,  
Sacramento, CA 95822

May 24, 2005

Sandra Yope  
Project Manager  
Development Services Department  
City of Sacramento  
12311 I Street, Room 300  
Sacramento, CA 95814

Dear Ms. Yope:

Please excuse the tardiness of this reply to your Early Project Notification concerning **Project Number Z05-068**, the Fritz Brown Project at South Land Park Drive and Florin Road. We have met with Mr. Brown on several occasions to review his proposal. Each time, our comments and concerns have been the same. They remain so for this reply.

Regardless of the earlier controversies surrounding this parcel, the South Land Park Neighborhood Association's board of directors is not opposed to development of that corner. We would not mind if it were apartments or very light office space, such as medical offices. However, we are not in favor of any development which would place significant numbers of vehicles entering and exiting the parcel. At nearly any time of the day, southbound traffic can be backed up from Florin past the current entrances to the gas station and strip mall on the northeast corner. Additionally, there is significant traffic entering South Land Park Drive heading north from the intersection.

Vehicles entering and exiting in either direction from the proposed driveway will cause serious problems for themselves and for all other traffic. The tenant mix that is likely to be in the center very well could include a Starbucks-type coffee house and/or a Subway-type sandwich shop in addition to dry cleaners and some low impact offices. This will put a consequential number of vehicles in the mix. The entrance/exit will be into a right turn only lane and across from the other impacted mall and gas station entrances.

For this reason, the board's position is to oppose any development, including this one, which will generate serious traffic problems at the site.

Sincerely,

Chris Cochran  
President

422-5552

## Exhibit 1F - Email from SLPNA regarding Median

Ms. Yope,

This is to inform you of the actions taken at last night's meeting of the board of the South Land Park Neighborhood Association in relation to the proposed project at Florin Road and South Land Park Drive, NW corner. These actions were in response to information provided in the meeting you had with Rob Fong and several members of our board yesterday.

We have specific comments regarding the various aspects and issues of this project:

- 1) Response to the possible mitigation of adding a narrow media strip to South Land Park Drive from the intersection north to just past the current two driveways on the east and the proposed project driveway on the west: The board was in favor of this action. We feel that it would benefit traffic patterns and traffic safety even if the project had not been proposed.
- 2) Response to the possible mitigation of adding an entrance-only to the proposed project from the freeway onramp lane on the north side of Florin Road: The board feels that we have not had sufficient time to study the impacts of this mitigation, especially in light of it not being a normal circumstance that any of us have dealt with before. We are therefore taking no stance for or against this mitigation measure.
- 3) The possibility of having this project placed on the consent calendar rather than being a hearing item: The board urges that this project continue as a hearing item and not be placed on the consent calendar. The board feels that while the project has been in play for some time, the mitigations proffered yesterday are substantial enough to warrant wider comment. We have not had time to gauge the response of our membership, nor will the neighbors of the project have had time to add their responses to this new action.

Several SLPNA board members will be attending the Commission meeting on the 22nd. We will be e-mailing our members informing them of our actions and advising them that if they have comments that they should attend the meeting. I understand that neighbors will also be informed of the proposed mitigations and I suspect some will be attending.

Thank you for your attention to these comments. I will be out of town next week, so if you have questions or comments past tomorrow, please forward them to Kendra Finley with copies to Jim Saggs and Kathy Slater.

Chris Cochran; President, SLPNA

## Exhibit 1G - Letter from Nearby Property Owner pg 1

Nanci Francesconi  
7073 El Sereno Circle  
Sacramento CA 95831  
916-501-7926

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City of Sacramento Planning Commission  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento CA 95814

Attention: Sandra Yope, Theresa Taylor-Carroll, D.E. Red Baines, John Boyd, Michael Notestine, John Valencia, Barry Wasserman, Darrel Woo and Joseph Yee

Subject: Z05-068 – NWC of So Land Park & Florin Road

Dear Planning Commission:

I live on El Sereno Circle which is directly behind this proposed project. I attended the hearing on September 22<sup>nd</sup> which was my first time so I was a little confused at the protocol of who was allowed to speak to the panel. It seemed that the panel had a set action item knowing who was speaking first and the names of those individuals.

When it came time for the neighborhood to speak there was one gentleman, which I understand from my conversation after the hearing, that he has been dealing with this property since the beginning and I sensed his frustration. I didn't feel he represented the neighborhood as well as I expected in my prior conversations with other neighbors via emails and I thought more neighbors would get up to speak. I didn't hear the panel ask if there were any other neighbors that wanted to speak otherwise I would have gotten up and presented my case.

I was very disappointed with the presentation from Humberto of the Traffic Department. He was unprepared and did not present the situation fully and clearly. It looked from his overheads that he must have surveyed the property in the middle of the day since they didn't show a clear picture of the traffic situation. It looked like he was more focused on getting driveway placements (since the project would be directly opposite the existing Chevron and BelAir Shopping Center driveways) and not the volume of traffic, for example, he should have been prepared to give you an average count of cars at peak hours.

What I understood from a couple of the Planning Commission panel, that went out to survey the project, also did not go during peak hours. It is very deceiving during the middle of the day since that does not represent the majority of the traffic impact at that intersection. Also one of the panel members stated that drivers are doing something illegal by crossing a double yellow line when coming out of BelAir or Chevrons driveway, but if they had noticed the yellow double line actually stops right there at these driveways. Allowing this proposed project to make the left hand turn even with a double yellow line this will not prevent drivers to cross over as they have been doing for several years.

## Exhibit 1G - Letter from Nearby Property Owner pg 2

It sounds like the Planning Commission is trying to go ahead with the left turn into the subject property after hearing the recommendations from the recent traffic count of the City Traffic Engineer. It was also suggested from the panel to extend the two lanes going north on South Land Park Drive towards 13<sup>th</sup> Street since they seem to think that the street is just as wide. That portion of the street does narrow and you have to take under consideration the bus stops on both sides which also backs up the traffic in both directions.

Since this intersection impacts Chevron and the BelAir Shopping Center I believe you need to take them under consideration also to try and fix this traffic issue. No one wants to see an empty lot and it would be nice to get something developed but I don't want to have something just put there to just have something put there without any thought placed to the neighborhood. I would really prefer the City put a Park 'N Ride parking lot there but since that can't happen I would like to make some suggestions.

I have attached a drawing that I discussed after the September 22<sup>nd</sup> hearing with both representatives that night from BelAir Shopping Center and Chevron and they both liked my suggestions. They both stated that at some future time they are considering some changes (upgrades) to the Shopping Center. I understand that what I propose could impact the required parking spaces in the Shopping Center but they stated they would have to take a closer look. My suggestions would need further research but would like to see the Shopping Center and Chevron also take a part to see what they can contribute to alleviate the increasing traffic issues.

Over the years with the rezoning of this northwest corner and the growth of the community this property has become land-locked but I hope the Planning Commission would take a look at my suggestions and hopefully come up with a plan that works for everyone.

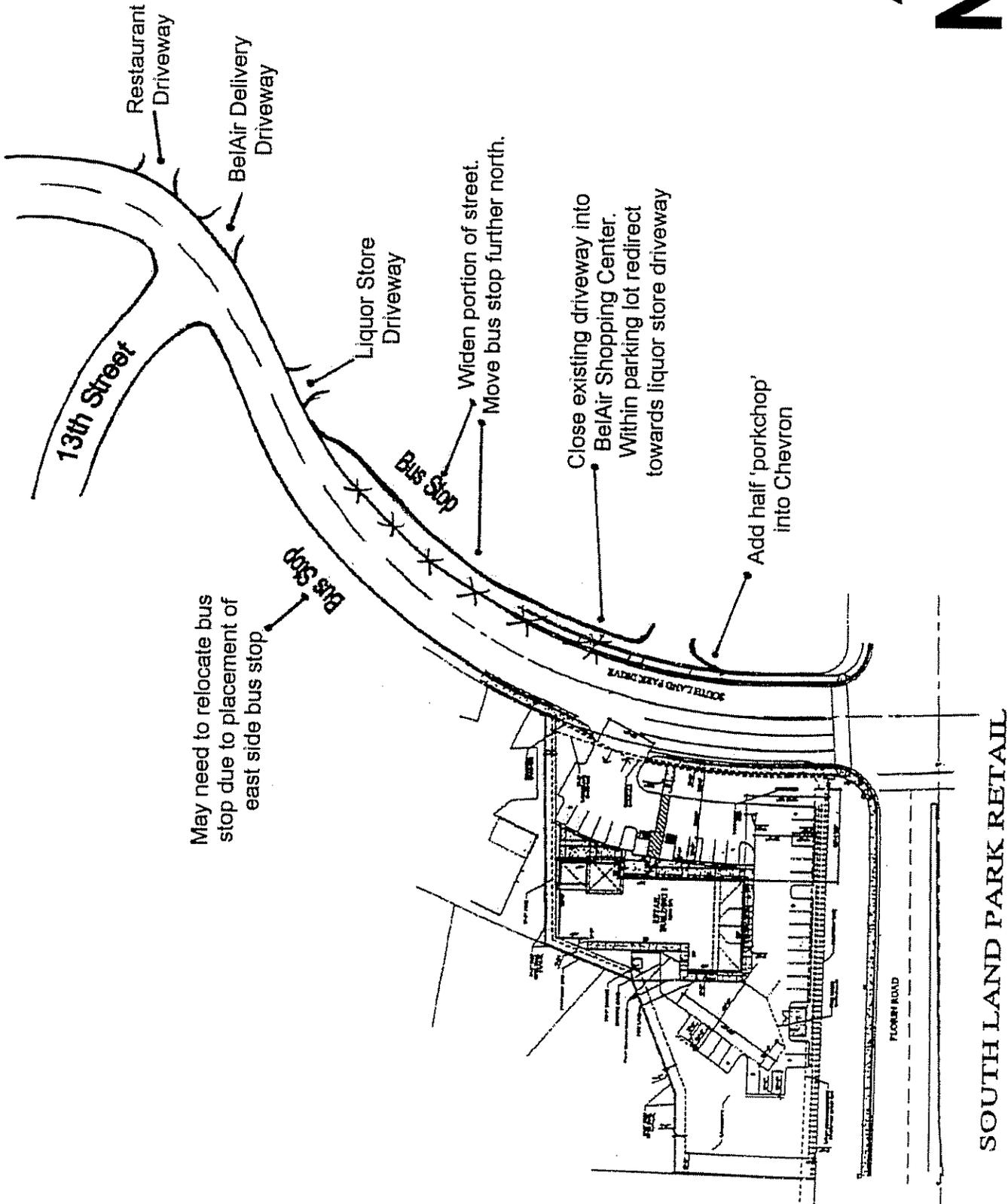
I understand this project is on the agenda for October 13<sup>th</sup>. Now that the Commission is bringing in new evidence from the City Traffic Engineer I assume this project will be reopened for the community to speak to the issues. I plan to attend and would like the opportunity to speak if this project is reopened.

Please contact me if anyone has any questions – see you at the next hearing.

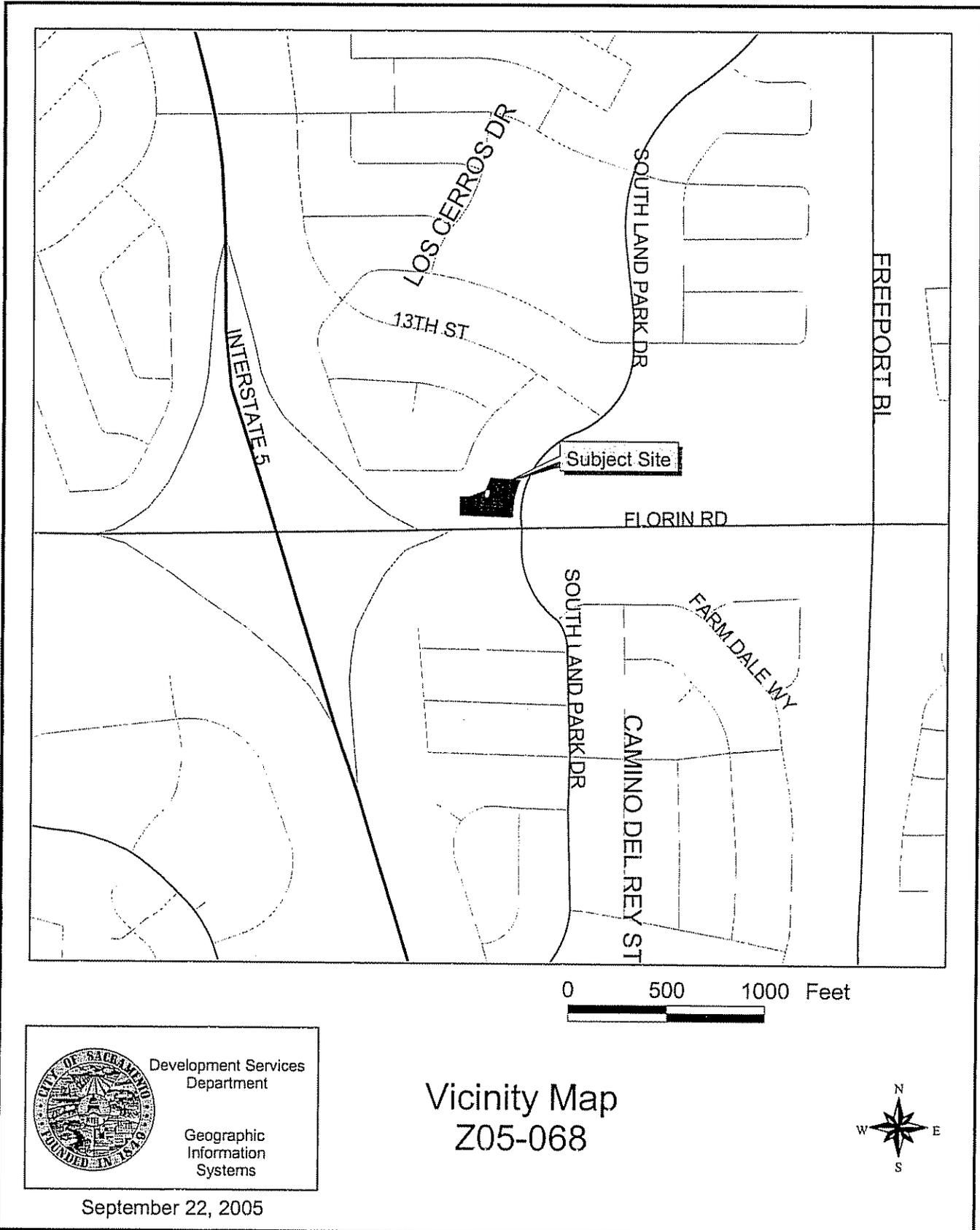
Sincerely,

Nanci Francesconi

Attachment



Attachment 2 - Vicinity Map




Development Services  
Department

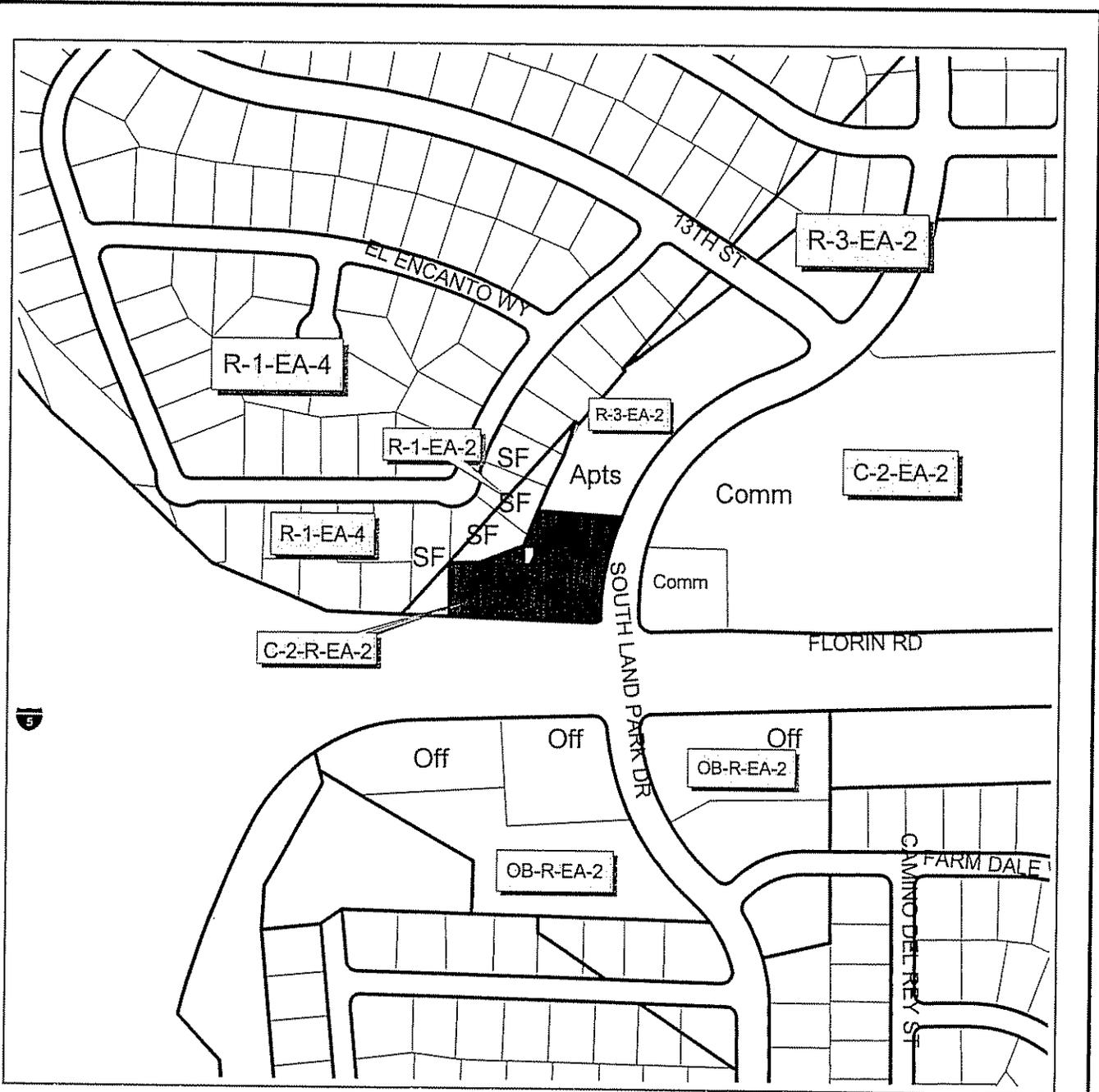
Geographic  
Information  
Systems

Vicinity Map  
Z05-068

September 22, 2005

45

Attachment 3 - Land Use & Zoning Map




Development Services  
Department

Geographic  
Information  
Systems

Land Use & Zoning  
Z05-068



September 22, 2005

## RESOLUTION NO.

Adopted by the Sacramento City Council

February 28, 2006

**A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT DENYING THE APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE THE SOUTH LAND PARK RETAIL CENTER PLAN REVIEW PROJECT, LOCATED AT THE NORTHWESTCORNER OF SOUTH LAND PARK DRIVE AND FLORIN ROAD. (Z05-068) (APN: 029-0470-007)**

### BACKGROUND

- A. On October 13, 2005, the City Planning Commission approved the requested entitlements;
- B. On October 21, 2005, the decision of the City Planning Commission approving these entitlements was appealed by a third party; and ;
- C. On February 28, 2006, the City Council heard and considered evidence in the above-mentioned matter.

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

- Section 1. At the regular meeting of February 28, 2006, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:
  - A. Environmental Determination: Categorical Exemption (Sections 15303 and 15332).
  - B. Denied the Third Party's Appeal of the Planning Commission's decision to approve the entitlement for the project known as the South Land Park Retail Center.

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

Section 2. **FINDINGS OF FACT**

- A. **Environmental Determination:** The City Council finds that the project is Exempt pursuant to CEQA Sections 15303 and 15332.
- B. **Plan Review** to construct a 6,794 square foot commercial building and required parking spaces: **Plan Review** to construct a 6,794 square foot commercial building and required parking spaces on 1.034± vacant acres in the General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2} zone is hereby approved based upon the following findings of fact:
1. Granting the Plan Review, as conditioned, is based upon sound principles of land use in that the proposed commercial building is compatible with surrounding land uses, and adequate on-site parking and maneuvering will be provided;
  2. Granting the Plan Review, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in a nuisance in that adequate on-site parking, maneuvering, landscaping and setbacks will be provided; the proposed building is of adequate shape and size for the proposed use and will be compatible with the existing commercial and residential buildings in the area; the uses are restricted to prevent an over-concentration of people on the site at any one time; and a concrete wall will be constructed between the residential uses and the retail building to provide a sound and visual buffer;
  3. The project, as conditioned, meets the requirements of the Zoning Code for land use and site design requirements; and
  4. The project is consistent with the General Plan and Pocket Community Plan which designate the subject site as Community/Neighborhood Commercial & Offices and Highway Commercial respectively.

Section 3. **CONDITIONS OF APPROVAL**

- B. The **Plan Review** to construct a 6,794 square foot commercial building and required parking spaces in the (C-2R) {EA-2} zone (Exhibit 1B) is hereby **approved** subject to the following conditions of approval:

**General:**

- B1) The proposed project shall be built per submitted revised plans.
- B2) The applicant shall obtain all necessary building permits prior to commencing construction.

- B3) The applicant shall plant new fast-growing shrubs along the south side of the trash enclosure **if** any of the current landscaping in the Cal Trans right-of-way is removed or dies (in order to keep the trash enclosure screened from the Florin Road street view) and meet all trash enclosure requirements of the Zoning Code.
- B4) The applicant shall locate one Class 1 bicycle parking facility on the site (outside of all setback areas).
- B5) The unimproved area shall be landscaped as shown on the submitted plans.
- B6) The masonry wall along the north and west property lines shall be a solid six-foot decorative masonry wall on both sides.
- B7) Any signage shall meet the requirements of the Sign Code and have a sign permit.
- B8) The building will be restricted to the retail uses listed in Exhibit 1C (no dentist office is permitted) or any general office use. The entire site will not be allowed to have more than 52 people on site at any one time, and that shall be made clear in all lease agreements with all tenants.

**Fire:**

- B9) 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.
- B10) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)
- B11) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- B12) Provide appropriate Knox access for site.
- B13). 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.
- B14) Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant.

**Utilities:**

- B15) Paved access to the pump station for an 8-foot wide vector truck shall be

a minimum of 15 feet wide with a flared entrance.

- B16) The existing 8-inch sewer line is located under the proposed building. The applicant shall relocate both water and sewer pipelines away from the proposed building footprint and dedicate a single 25-foot water and sanitary sewer easement. The easement and location shall be to the satisfaction of the Department of Utilities (DOU). The DOU will review and approve the easement language prior to recordation.
- B17) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, regarding the permanent structure (including without limitation garages, patios, concrete slabs and similar structures) that shall be constructed anywhere within the water and sewer easements.
- B18) The site includes City-maintained sanitary sewer pump station. The applicant must provide and maintain Persnickety and Peacemaker odor control products adequate for wet well at no cost to the City.
- B19) The applicant shall provide 20 feet of AC paving along the west side of the sewer pump station. This area shall be striped "NO PARKING".
- B20) Per City Code 13.04.070 and the Department's current Tap Policy, commercial lots may have more than one domestic tap. All water services shall be tapped to the 8-inch water main within the Florin Road street section.
- B21) Water distribution mains currently exist along the north and northwest property lines of the proposed lot that border the existing subdivision. No permanent structures shall be constructed on top of water pipelines or anywhere within the associated utility easements.
- B22) Per City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B23) Multiple fire services are allowed per parcel and may be required.
- B24) Provide separate sanitary sewer service to the parcel to the satisfaction of the Department of Utilities. Connection shall be made to the existing 6 inch sewer pipe in South Land Park Drive.
- B25) An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B26) A drainage study and shed map as described in Section 11.7 of the City

Design and Procedures Manual is required and shall be approved by the Department of Utilities. The on-site storm drain system shall be sized per the latest infill design standards. Contact the Department of Utilities for the design criteria. On-site detention storage may be required for the project. If required, the detention volume shall be stored within oversized pipes and/or within the on-site street section prior to overland release. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release elevation and approved by the Department of Utilities.

- B27) 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 and approved by the Department of Utilities.
- B28) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B29) This project will disturb greater than one acre of property; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, and 6) certification by property owner or authorized representative.
- B30) 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 impervious area minus the building rooftop is less than one acre, only source control

measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance, and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-site Stormwater Quality Control Measures" for appropriate source control measures.

- B31) **Advisory Note:** Many projects within the City of Sacramento require on-site booster pump for fire suppression and domestic water systems. During the early planning stages of the project and prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- B32) **Advisory Note:** The proposed project is located in the Flood zone designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the A99 zone, there are no requirements to elevate or flood proof.
- B33) **Advisory Note:** The proposed project is served by an 8-inch water distribution system. The maximum size tap allowable is 8 inches (size on size). All backflow prevention assembly shall also be the same size as the tap. Therefore, the maximum size for fire service allowable is an 8-inch fire service with an 8-inch backflow prevention assembly.

#### **Development Engineering and Finance:**

- B34) Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards to the satisfaction of the Development Engineering and Finance Division.
- B35) All new driveways shall be designed and constructed to City standards to the satisfaction of the Development Engineering and Finance Division. Any existing site driveways shall be redesigned and reconstructed, if necessary, to City standards to the satisfaction of the Development Engineering and Finance Division.
- B36) The site plan shall conform to A.D.A. requirements in all respects.
- B37) If portions of sidewalk are in need of repair and the curb ramp adjacent to

the project site is not in compliance with current A.D.A. standards, then said curb ramp shall be reconstructed to meet new standards. All improvements shall be to City standards and to the satisfaction of the Development Engineering and Finance Division.

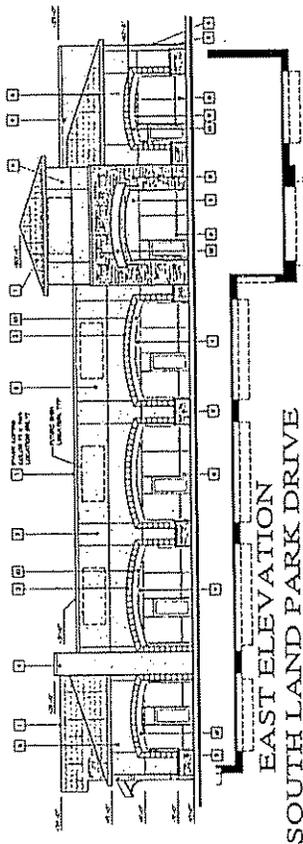
- B38) The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B39) The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 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 to 3.5' in height at maturity. The Development Engineering and Finance Division shall determine the area of exclusion.
- B40) The existing driveway cut to the site, on South Land Park Drive, located near the curb ramp shall be removed and replaced with the standard curb, gutter, and sidewalk to match existing improvements.
- B41) The proposed driveway to the site shall be restricted to right-turn ingress/egress movements only. Thus, the applicant/owner shall design and construct a raised "Gull Wing" island on-site with all the necessary signag, to the satisfaction of the Development Services Department and the Department of Transportation.
- B42) If the applicant/owner shall desire to have access to the site from Florin Road, he/she shall coordinate with the State Department of Transportations (Caltrans) and the City of Sacramento, Development Services Department for access easements, design, and construction of said access to the site, and it shall be subject to review and approval by the City Traffic Engineer.
- B43) The applicant shall provide fire sprinklers within the building and a smoke detection system consistent with the NFPA 72 standard to the satisfaction of the Fire Marshall.
- B44) **Advisory Note:** If the City determines that a stop sign is warranted at the intersection of South Land Park Drive and 13<sup>th</sup> Avenue, then the applicant shall pay for the stop signs.

**Table of Contents:**

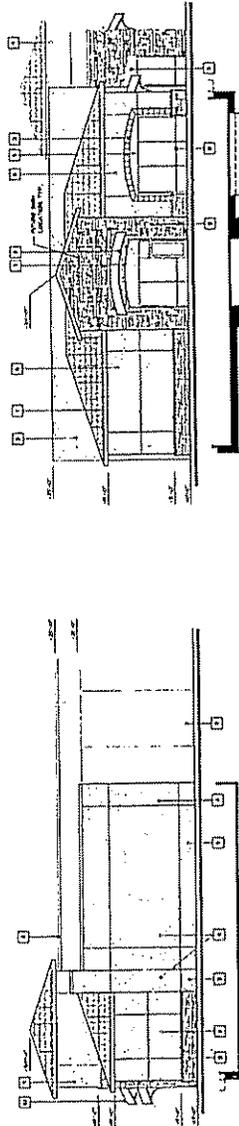
|            |                     |
|------------|---------------------|
| Exhibit 1A | Site Plan           |
| Exhibit 1B | Building Elevations |



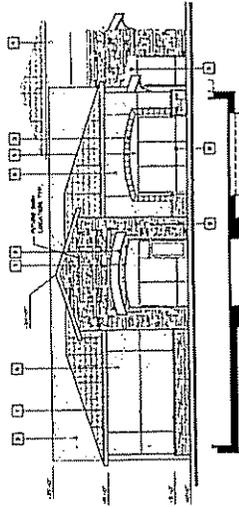
SOUTH LAND PARK  
RETAIL  
NWC FLORIN & S. LAND PARK  
SACRAMENTO, CALIFORNIA



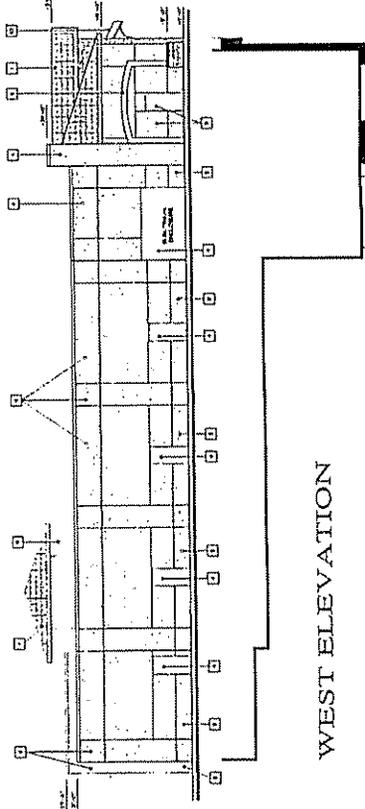
EAST ELEVATION  
SOUTH LAND PARK DRIVE



NORTH ELEVATION



SOUTH ELEVATION - FLORIN ROAD



WEST ELEVATION

**FINISH SCHEDULE**

|                          |                 |
|--------------------------|-----------------|
| <input type="checkbox"/> | Interior Finish |
| <input type="checkbox"/> | Exterior Finish |
| <input type="checkbox"/> | Roofing         |
| <input type="checkbox"/> | Paint           |
| <input type="checkbox"/> | Stucco          |
| <input type="checkbox"/> | Tile            |
| <input type="checkbox"/> | Marble          |
| <input type="checkbox"/> | Granite         |
| <input type="checkbox"/> | Brick           |
| <input type="checkbox"/> | Block           |
| <input type="checkbox"/> | Concrete        |
| <input type="checkbox"/> | Asphalt         |
| <input type="checkbox"/> | Gravel          |
| <input type="checkbox"/> | Lighting        |
| <input type="checkbox"/> | Signage         |
| <input type="checkbox"/> | Landscaping     |
| <input type="checkbox"/> | Site Work       |
| <input type="checkbox"/> | Other           |

EXTERIOR  
ELEVATION  
BUILDING 1  
1/8" = 1'-0"

ASB Number: \_\_\_\_\_ Steel  
Date: \_\_\_\_\_ A-8  
Scale: \_\_\_\_\_  
Revised: \_\_\_\_\_ of

Rauschenbach  
Marrelli  
Becker ARCHITECTS

2377 Wall Ave - Second Floor - Sacramento, CA 1  
95818-1300 FAX: 916.433.1163

Z05-068  
REC'D Apr. 21, 2005  
REVISED

REVISED