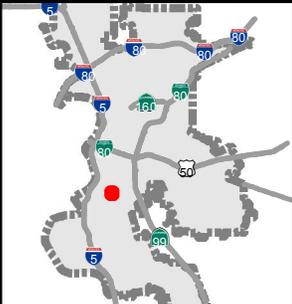
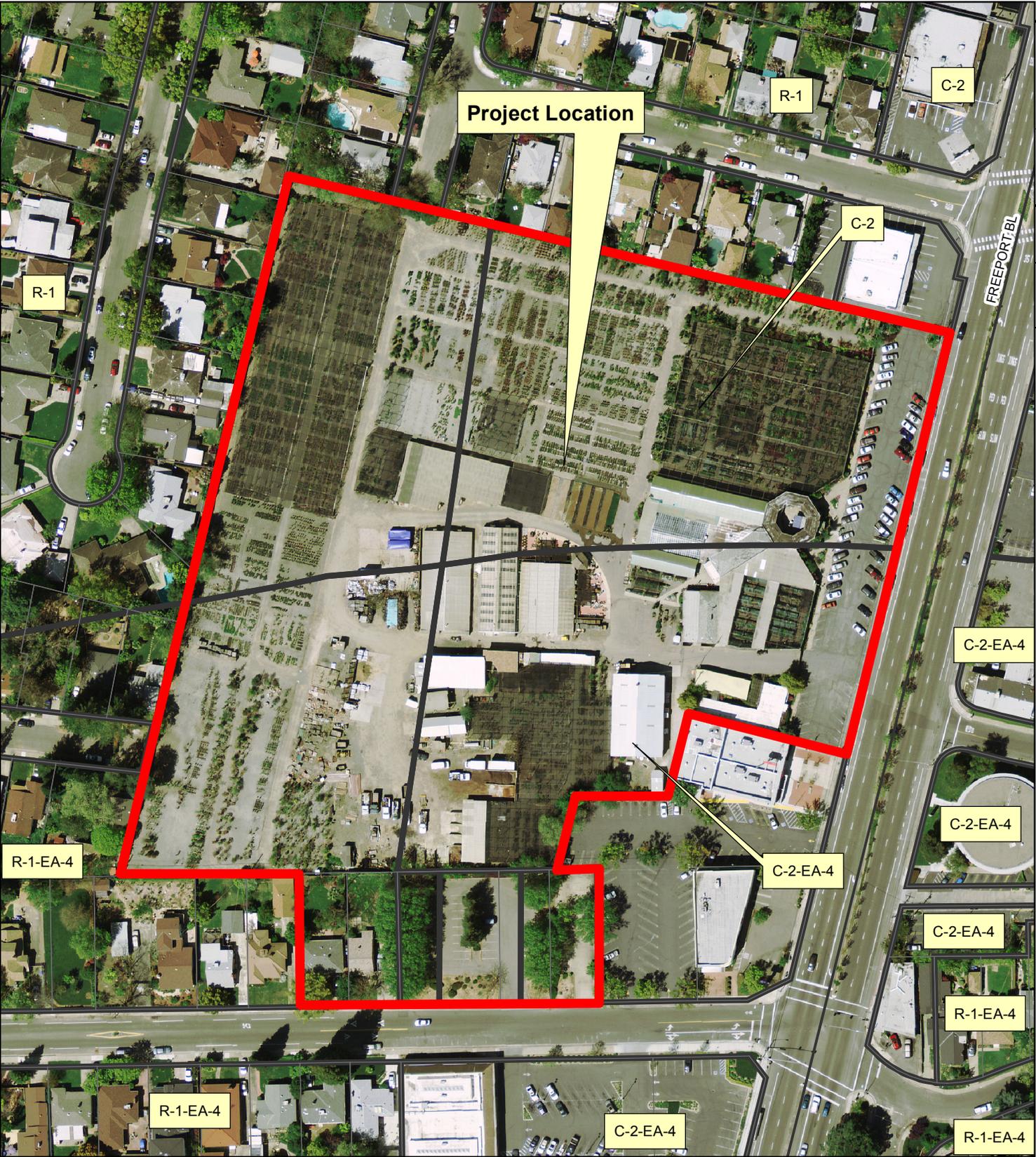


0.2 0.1 0 0.2 Miles



P15-048 Vicinity Map Land Park Commercial Center



P15-048
Zoning and Aerial Map
Land Park Commercial Center

RECEIVED

Planning Entitlement Application

SEP 03 2015

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: LAND PARK COMMERCIAL CENTER
 Zoning: C-2-EA, R-1A-E, R-1-EA
 General Plan Designation: URBAN CORRIDOR LOW
 Site address or location of property: 4700, 4740 & 4790 FREEPORT BLVD.
1913, 1919, 1927 & 2009 WENTWORTH AVE.
 Assessor's Parcel Number(s): 017-0121-001, -007, -008, -009, -010, 000
 Total property size in acres (Gross/Net): 9.86 AC.
 Square feet if less than one (1) acre:
 Lot dimensions: APPROX. 717' x 606'

Property Owner Information

Contact name: LINDA KELLEY
 Company name: RALEY'S FINE FOODS
 Mailing Address: 500 WEST CAPITOL AVE
 City: WEST SACRAMENTO State: CA Zip: 95605
 Phone: (916) 376-8868 Ext: Fax:
 Email Address: LWILSON3@raleys.com

Applicant Information

Contact name: DAVID BLAIR
 Company name: MCG ARCHITECTURE
 Mailing Address: 250 SUTTER STREET, SUITE 500
 City: SAN FRANCISCO State: CA Zip: 94108
 Phone: 415-974-6002 Ext: Fax: 415-974-1556
 Email Address: dblair@mcgarchitecture.com

Staff Use Only

Date Filed: l w may 26 Received By: 9-3-2015
 File Number: P15-048

Licensed
Architect/Design
Professionals

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

THE PROPOSED APPLICATION IS FOR THE CONSTRUCTION OF A ±108,980 SF RETAIL CENTER NEAR THE CORNER OF FREEPORT BLVD AND WENTWORTH AVENUE. THE INTENT IS TO CREATE A NEIGHBORHOOD-ORIENTED PROJECT ANCHORED BY A STATE-OF-THE-ART 55,000 SF GROCERY STORE. WITH ADDITIONAL BUILDINGS FOR RETAIL, RESTAURANTS, AND NEIGHBORHOOD SERVICES.

THE "VISION" IS TO CREATE A PUBLIC GATHERING AND COMMUNITY ROOM ENVIRONMENT FOR THE RESIDENTS OF LAND PARK AND NEIGHBORING COMMUNITIES. THIS IS ACHIEVED THROUGH MULTIPLE OUTDOOR PLAZAS; SEATING AREAS FOR OUTDOOR DINING; BROAD, COVERED OVERHANDS. AND GENEROUS WALKWAYS THROUGH THE SITE AND TO PUBLIC SIDEWALKS. THE BUILDING DESIGN IS CONTEMPORARY BUT WARM. COMPOSITE SIDING, STONE VENEER, BRICK VENEER AND A RESTRAINED PAINT PALETTE CREATE A FEELING OF STYLE AND INDIVIDUALITY.

THE ENTITLEMENTS REQUESTED ARE: GENERAL PLAN AMENDMENT; RE-ZONE FOR RESIDENTIAL PARCELS; SITE PLAN & DESIGN REVIEW; TENTATIVE MAP; CONDITIONAL USE PERMIT; ENVIRONMENTAL IMPACT REPORT;

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 8/26/15

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: DAVID BLATZ Phone: 415-974-6002

Applicant's Address: MCG ARCHITECTURE
250 SUTTER STREET, #502, SAN FRANCISCO 94108

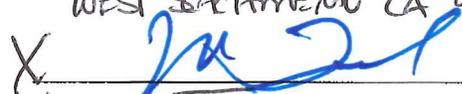
to apply for the following entitlement(s): GENERAL PLAN AMENDMENT,
REZONE, CONDITIONAL USE PERMIT, TENTATIVE MAP

The subject property located at: 4700, 4740, 4790 FREEPORT BLVD
1913, 1919, 1927, 2009 WENTWORTH AVE.

Assessor's Parcel Number: 017-0521-001, 006, 007, 008, 009, 010

Printed Name of Owner of Record: RAVEN'S FINE FOODS

Address of Owner of Record: 500 WEST CAPITAL Phone: (916) 373-3333
WEST SACRAMENTO CA 95605

Signature of Owner of Record: X 
MICHAEL IFFEL (must be original signature)
PRESIDENT/CEO

All Projects

Land Use

What is the current use of the site? VACANT

Please list all previous land use(s) of site for the last 10 years. RETAIL NURSERY

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** (not limited to "buildings") on the project site? YES NO

If yes, how many? APPROXIMATELY 14

Current Use of Existing Structures? RETAIL NURSERY SHEDS AND SALES

Are any 50 years old or older? _____

Are any structures proposed to be **demolished**? YES NO

If yes, what was the date of construction? _____

Are there any **trees** on the project site? YES NO

Are there trees proposed to be **removed**? YES NO

Does your site contain any **natural drainage** ways? YES NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? YES NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)

Please describe: SINGLE FAMILY RESIDENTIAL ON NORTH, WEST AND PARTIAL SOUTH SIDES. BANKS ON SOUTHEAST CORNER, RETAIL ON NORTHEAST CORNER, PUBLIC STREET ON EAST SIDE.

Are you proposing any new fencing or screening?

YES NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.): 10' CONCRETE BLOCK FENCE ADJACENT TO RESIDENTIAL

Is there parking onsite?

YES NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing ± 74
Proposed 439

Are you proposing any parking offsite?

YES NO

If yes, where is it to be located and how many spaces? ON STREET, 13 STALLS

Are you proposing to waive any parking spaces?

YES NO

Are you proposing any new signs with this project?

YES NO

If yes, please describe the number and type.

Are there any easements crossing the site?

YES NO

Are there any trash/recycling enclosures onsite?

YES NO

If yes, what is the size of the enclosure(s) and where are they located?

10' X 10' ENCLOSURES THROUGHOUT SITE.

Please describe the height and materials.

6' HIGH CONCRETE BLOCK

What is the total number of cubic yards allocated for recycling?

ESTIMATED AT ± 20 CU. YARD

Building Setback from Property Lines:

Existing (feet'-inches")

Proposed (feet'-inches")

	Existing (feet'-inches")	Proposed (feet'-inches")
Front	<u>67'</u>	<u>13'-9"</u>
Rear	<u>138'</u>	<u>40'</u>
Streetside	<u>67'</u>	<u>13'-9"</u>
Interior Side	<u>244'</u>	<u>40'</u>

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: 4740 FREEPORT BLVD. 2nd Address: 4536 FREEPORT BLVD.

Setback: 64' Setback: 49'

Exterior Materials

Existing Exterior Building Materials: PAINTED METAL, BRICK

Existing Roof Materials: ASPHALT, METAL

Existing Exterior Building Colors: GREEN PAINT, RED BRICK

Proposed Exterior Building Materials: STUCCO, STONE, BRICK, COMPOSITE SIDING

Proposed Roof Materials: BUILT-UP ROOF

Proposed Exterior Building Colors: TAN, GOLD BROWN, GRAYS, RED BRICK, NEUTRAL STONE,

Residential Projects

N/A

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots: _____ Net Acreage of Site: _____
Total Dwelling Units: _____ Density/Net Acre: _____

of Single Family Units: _____ # of Duplex/Halfplex Units: _____
of Multi-Family/Apartments/3+ Units: _____ # of Condominium Units: _____

Are any of these proposed units to be subsidized? YES NO

If yes, please state the number of units and describe the type and source of the subsidy.

Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

Residence Gross square footage: _____
Garage Gross square footage: _____
Other Gross square footage: _____
Size of new structure(s) or building addition(s): Gross square footage: _____
Total square footage: _____

Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline): _____ ft. _____ # of floors
(Measured from the ground to the top of roof) _____ ft. _____
Proposed building height (Measured from ground to the plateline): _____ ft. _____ # of floors
(Measured from the ground to the top of roof) _____ ft. _____

Lot Coverage

Total (proposed new and existing to be retained) Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____
Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: _____

If your project includes fixed seats, how many are there? N/A

Building Size

Total Building Square Footage Onsite: 108,900 gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:	0	0	Sales Area:	49,717	98,900
Office Area:	0	0	Medical Office Area:	0	0
Storage Area:	0	0	Assembly Area:	0	0
Restaurant/ Bar Area:	0	10,000	Theater Area:	0	0
Structured Parking:	0	0	Other Area:*		

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): 20 ft. 1 # of floors

Proposed building height (Measured from ground to highest point): 40 ft. 1 # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): 108,900 Project Site Lot Area (sq. ft.): 429,800

Total lot coverage percentage: 25 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

YES NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

YES NO This project meets all the Design Guidelines listed on the checklist.

YES NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant
Signature:



Date: 6/24/15

PROJECT DESCRIPTION

INTRODUCTION

The Land Park Retail Center (proposed project) consists of the construction and operation of a 108,980 square foot retail commercial development on an approximately 9.86-acre site within the Land Park Community Plan Area located in the City of Sacramento, California (City). The project location, project setting and surrounding land uses, project objectives, and specific project elements are described in detail in this chapter.

PROJECT LOCATION

The project site is located along the west side of Freeport Boulevard and the north side of Wentworth Avenue just south of Land Park. The Assessor's Parcel Numbers (APN) for the project site are 017-0121-001, -006, -007, -008, -009, -010.

PROJECT SETTING AND SURROUNDING LAND USES

Parcels surrounding the project site are zoned R-1 to the west, R-1 to the north, and C-2 on the southeast. Surrounding General Plan land use designations are Suburban Neighborhood Low, Traditional Neighborhood Low, and Urban Corridor Low.

The project site is located within the Land Park Community Plan Area and is currently designated Commercial (C-2-EA) and Residential (R-1A-E, R-1-EA) with an Executive Airport (EA) overlay zone.

Access to the site is currently from Freeport Boulevard with three curb cuts. There is no current access from Wentworth Avenue; therefore two existing residential parcels (1919 and 1913 Wentworth Avenue) are proposed to be incorporated into the proposed project.

PROJECT BACKGROUND

The project site is currently vacant. It was formerly home to Capital Nursery dating back to 1946 in this location. The nursery has been closed since 2012.

PROJECT COMPONENTS

The proposed project includes development of a 108,980 square foot retail center consisting of a +/- 55,000 square foot grocery; a +/- 12,000 square foot junior anchor tenant; and +/- 41,980 square feet of shops and restaurants.

Landscaped outdoor plazas, paseos and seating areas are proposed throughout the project site for dining, quick-service restaurants and general public gatherings.

LAND PARK COMMERCIAL CENTER

The project is proposing a 40-foot-wide landscape/sound buffer adjacent to the northern and western boundaries of the site. The distance to the rear of the residences located adjacent to the project would range from approximately 60 feet up to 80 feet. In addition, a 12-foot-high concrete block wall is proposed along the north and west sides of the property.

Access and Circulation

The project is proposing a single vehicular entrance at Freeport Boulevard. Access is via right turn in only and exit is right turn out only. There is no access from northbound traffic. An additional entrance is proposed on Wentworth Avenue. Vehicular and truck traffic would have turn movements both east and westbound on Wentworth. Pedestrian and bicycle traffic is accessible to the project on both Wentworth and Freeport.

Staff Use Only

Zoning Information

Zone/Overlay: C2, R1, C2-EA4, R1-EA4, R2-EA4.

Special Planning District: Ø

Planned Unit Development: Ø

Design Review District: Cityside Site Plan Design Review

Historic District: Ø Historic Landmark?: YES NO

General Plan Designation: UCORLow; SAMD; SALD.

Council District: D4

Previous file numbers: _____

Planning Entitlement Type

<input type="checkbox"/> <u>Commission Level</u>	<input type="checkbox"/> <u>Director Level</u>	<input type="checkbox"/> <u>Staff Level</u>
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Map	<input type="checkbox"/> Site Plan and Design Review
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Time Extension (File Number _____)	If deviation:
<input type="checkbox"/> Rezone	<input type="checkbox"/> Subdivision Modification	<input type="checkbox"/> Development Standard
<input type="checkbox"/> Establish Planned Unit Development	<input type="checkbox"/> Variance	<input type="checkbox"/> Design Guideline
<input type="checkbox"/> PUD Guidelines Amendment	<input type="checkbox"/> Time Extension (File Number _____)	List a brief description of deviation (s):
<input type="checkbox"/> Schematic Plan Amendment	<input type="checkbox"/> Preliminary Review	_____
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only)	_____
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Inclusionary Housing Plan	_____
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Other: _____	_____
<input type="checkbox"/> Time Extension (File Number _____)		_____

Total Number of Lots: _____ Net Acreage of Site: _____

Total Dwelling Units: _____ Density/Net Acre: _____

Information Verified by (Planner Name): _____

Date: _____