

Lent Ranch Marketplace Special Planning Area



As Approved by City Council

June 27, 2001

As Amended October 22, 2014

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Introduction

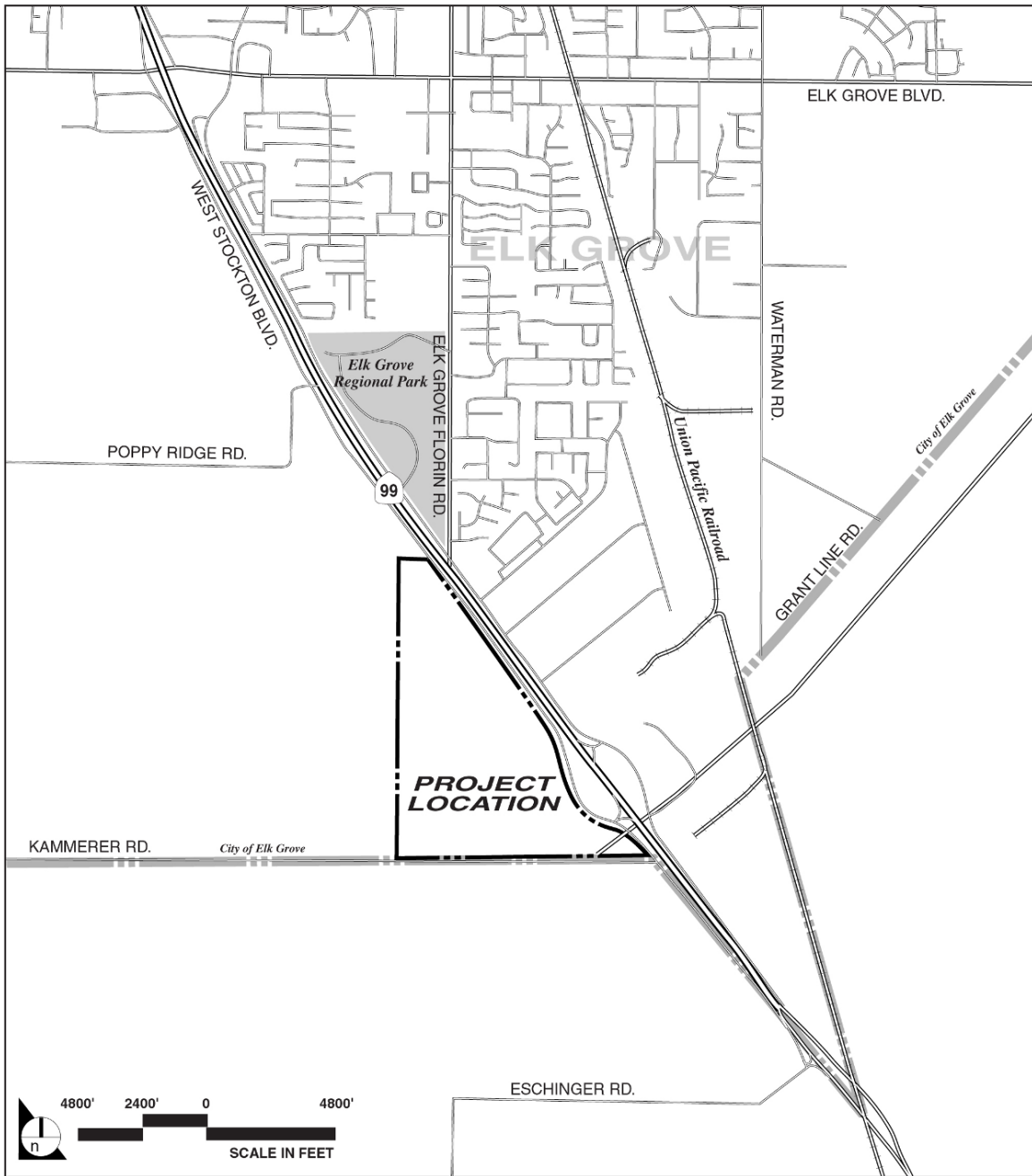
The proposed project is the Lent Ranch Marketplace Project (“Project”). The Project is located on approximately 295± acres (“Project Site” or “Site”) and is divided into five land uses consisting of a regional mall, community commercial, office and entertainment, visitor commercial, and multi-family residential uses.

The Project is located in the City of Elk Grove (“City”). The 295± acre Project Site is triangular in shape and is located at the City’s southern border, bounded on the south by Kammerer Road. State Route 99 forms the easterly boundary of the site and the western boundary is a line approximately 0.9 mile west of State Route 99, as shown on Figure 1-1.

The area around the Project Site, although mostly rural agricultural (as of 2001), is rapidly changing to more urban uses. Large development projects are proposed or approved in the immediate area. The Project will serve as a significant commercial community center for this growing area and will generate substantial benefits to the City, including employment opportunities and sales and property tax revenue as well as providing commercial, entertainment and other uses for the City and the South County region.

The Project Site is designated in the City of Elk Grove General Plan as Commercial, Commercial/Office, and High Density Residential. The zoning on the Project Site is Special Planning Area (SPA), implemented by this SPA document.

**Figure 1-1
Project Location**



1.1 Purpose of Special Planning Area

The Lent Ranch Marketplace Special Planning Area (“SPA”) is intended to provide for, guide, and control the nature of development within the Project. This SPA provides standards, guidelines, and procedures necessary to satisfy the provisions in the City’s Zoning Code (“Zoning Code”). Use of This SPA for development guidance will ensure that Lent Ranch Marketplace will have a distinct sense of place and that development will occur in an orderly and cohesive manner over the entire Project Site. All development on the Project Site shall comply with the provisions of this SPA.

This SPA delineates the development plan for the Project, and addresses associated planning issues, the more significant of which include:

- Types of commercial and residential development uses allowed on the Project site.
- Character and specific design of Project development, and their relationship to surrounding land uses.
- Provision of on-site infrastructure to serve the Project.
- Process for review of subsequent projects within this SPA.
- Consistency with the City of Elk Grove General Plan

This SPA provides for a variety of commercial and multi-family residential uses that will create a unique mix of commercial uses within a single project. The Project combines a regional mall (e.g., fashion retail stores, specialty shops, varied dining opportunities, entertainment) with community commercial (e.g., stores for books, music, electronics, linens, home

improvement items, personal services, grocery and drug stores, banks), office and entertainment (e.g., offices, theaters, restaurants), visitor commercial (e.g., hotels, service stations, mixed retail and offices), and multi-family residential uses (e.g., single- and multi-story structures).

1.2 Enabling Legislation

The authority to prepare, adopt, and implement this SPA is granted by section 23.16.100 of the Elk Grove Municipal Code.

This SPA document is regulatory in nature, and serves as zoning for the Project site. Development plans, subdivision maps, and site plans for the Project must be consistent with both this SPA and the City of Elk Grove General Plan.

1.3 Goals and Objectives

The General Plan goal to develop the site with urban uses will be met through adoption and implementation of this SPA. This SPA has been designed to further this goal through the following project objectives:

- To construct a regional mall with supporting retail, office and commercial services along the State Route 99 corridor that will accommodate the growing need for such services in Elk Grove and the region.
- To construct a commercial complex of sufficient size and land use mix that maximizes synergy on-site between commercial, office, retail and high-density residential opportunities in the City of Elk Grove.
- To reduce overall vehicle miles traveled by City residents to access commercial opportunities in the region, and hence reduce vehicular air and

noise emissions, by providing a mix of land uses locally, some of which are only available over ten miles north of the City limits.

- To create a high-quality commercial, office, retail and entertainment development which encourages a sense of place and social interaction.
- To create a high-quality commercial, office, retail and entertainment development efficiently on one site in order to preclude the construction of similar land uses spread out over several other parcels that would create sprawl among unattractive strip centers.
- To provide a safe and entertaining gathering place for residents of the City of Elk Grove.
- To provide a visually pleasing urban project that will enhance the aesthetic and visual quality of the neighborhood, on a site that is designated in the General Plan for Urban Development.
- To promote development in an orderly, comprehensive and cohesive manner for the entire project site and prevent the piecemeal development of the site with a mix of incompatible uses which could otherwise result.
- To provide an expanded economic base of the City by generating substantial property and sales taxes.
- To develop a regional mall to attract fashion retailers and specialty uses that are not currently represented in the City.
- To provide employment opportunities for City residents, to improve the jobs/housing balance in the area and reduce vehicle miles traveled.

-
- To provide the infrastructure necessary to meet Project needs in an efficient and cost-effective manner.
 - To locate the Project on a site with direct access and frontage along a freeway and major roadways, thus providing safe and convenient customer and employee access.
 - To provide multi-family housing opportunities.
 - To provide regional retail services not currently available to the Elk Grove community by the end of 2003.
 - To develop a community-oriented project with convenient shopping, dining, entertainment, recreation and attractive spaces for community events (fairs, festivals, school events, meeting spaces).
 - To develop a retail complex at an existing interchange with State Route 99.
 - To reduce the amount of water consumed on the Project site.
 - To locate the Project on a site that minimizes direct impacts to sensitive biological resources.
 - To develop a unified site plan that provides convenient access, excellent vehicular and pedestrian circulation and ample parking.

This SPA provides for a long-range comprehensive planning approach to a significant development that cannot be accomplished on a parcel-by-parcel basis. The comprehensive approach provides appropriate flexibility as well as consistency with General Plan policies; sensitivity to the existing conditions; a program to provide for the infrastructure

requirements of the Project and a development program responsive to local economic demand.

1.4 Relationship to the General Plan

This SPA is consistent with the City of Elk Grove General Plan and related regulations, policies, ordinances, and programs governing zoning amendments and adoption of special planning area land use plans. The various land uses permitted within this SPA are consistent with the goals, policies, and general land uses described in the General Plan.

1.5 Relationship to Zoning Code

The Lent Ranch Marketplace Special Planning Area, as approved, is a section of the City Zoning Code. In some instances, as noted in this document, this SPA relies on regulations contained in the applicable City Zoning Code.

1.6 Environmental Review

An Environmental Impact Report (EIR) was certified for the Lent Ranch Marketplace project in 2001. Future entitlements for development (i.e., subdivision maps, development plan review, grading permits, building permits and/or other discretionary permits) will be evaluated for consistency with the Lent Ranch Marketplace Project. In the event that a subsequent discretionary approval would result in environmental effects not analyzed in the Lent Ranch Marketplace EIR, additional environmental review documentation would be required consistent with the California Environmental Quality Act (CEQA).

1.7 Organization of SPA Document

Section 1 Introduction

This Introduction gives a brief description of the overall project and summarizes the general scope,

intent, and purpose of this SPA. The Introduction describes the enabling legislation, goals, and objectives and includes a brief site description.

Section 2 Project Setting

Section 2 describes the physical characteristics of the site prior to development of the proposed project.

Section 3 Project Description

Section 3 presents the overall development plan and site plan that includes the location, intensity, and types of intended land uses shown on the Land Use Map. It also describes services and utilities that will be provided to the Project Site.

Section 4 Use Tables

Section 4 sets forth the land uses permitted and conditionally permitted in each land use district within the Lent Ranch Marketplace Special Planning Area.

Section 5 Project Processing

Section 5 describes the entitlement process for the Project, including a staged processing approach by which subsequent design information will be provided to the City. This section also outlines the Development Plan Review process for the Project.

Section 6 Commercial and Office Land Use Standards

Section 6 outlines the land use regulations for commercial, retail and office land uses.

Section 7 Multi-Family Residential Land Use Regulations

Section 7 outlines the land use regulations for multi-family residential land uses.

Section 8 Setbacks

Section 8 identifies setback requirements within each land use.

Section 9 Height Restrictions

Section 9 identifies height restrictions within each of the land use districts.

Section 10 Streetscape Design

Section 10 identifies the streetscape design for each public street roadway within this SPA including the landscape corridors and street sections.

Section 11 Landscaping

Section 11 includes a description of the landscape intent for each land use district as well as suggested plant lists.

Section 12 Off-Street Parking

Section 12 establishes parking standards for uses and guidelines for shared parking.

Section 13 Architectural Concept

Section 13 discusses the architectural concept and building materials.

Section 14

Section 14 establishes procedures for regulating signage within the SPA.

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Section 2

Project Setting

The project site is in the southern portion of the City of Elk Grove. State Route 99 forms the easterly boundary of the Project site, and the City limits form the southern boundary. The western boundary is a line approximately 0.9 mile west of State Route 99. The project location is shown on Figure 1-1, Project Location. The Project site is triangular in shape and encompasses about 295± acres.

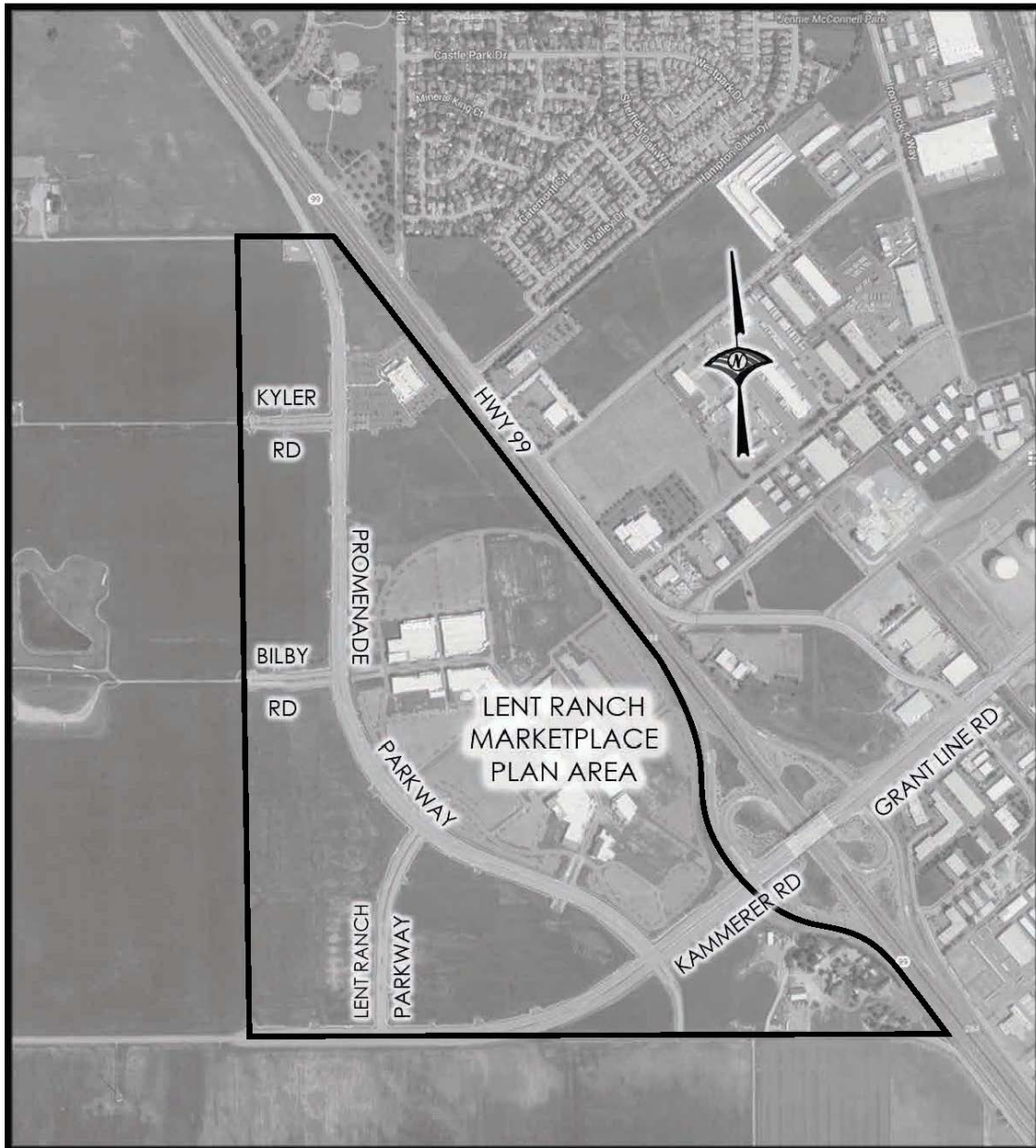
The Project site is nearly flat. Historically, the Site was used for agricultural production. Crops planted on the site included oats, barley, hay, and wheat. The site was previously developed with residences, a bunkhouse, a barn, and several support buildings.

There are no man-made or natural hazards within the Project site. The project site is relatively devoid of significant natural features and there is little variation in topography. Portions of the site have been mass graded and improved with urban infrastructure.

The General Plan identifies the site for commercial, commercial/office, commercial/office/multifamily, and high density residential development.

Historical land uses northwest and west of the Project site have included vacant land and agricultural uses. These areas are designed for urbanization in the City's General Plan. The Sterling Meadows project and Southeast Policy Area Plan are approved plans with designations for a range of employment and residential development. Further to the north, development in the Laguna Ridge Specific Plan project area includes residential and commercial uses. About two miles west of the project site, the East Franklin Specific Plan developed with a mix of commercial uses, community facilities, and residential units.

**Figure 2-1
Aerial Photograph**



To the east of the Project site across State Route 99 existing land uses consist of industrial, commercial, residential, and vacant land. The East Elk Grove Specific Plan is located east of the Project Site. Uses south of Kammerer Road include land in agricultural production and associated farmhouses.

Primary access to the site is provided from State Route 99 from the Grant Line Road/Kammerer Road interchange and Kammerer Road. Secondary access to the Project site includes less-direct routes from SR 99 and Interstate-5 via Elk Grove Boulevard, West Stockton Boulevard, Hood Franklin Road, Bruceville Road, Poppy Ridge Road and Kammerer Road. Kammerer Road is planned to be extended to Interstate 5 at a future date, consistent with the City's General Plan, County General Plan, and other regional transportation plans.

Public services and facilities serving the Project Site have been constructed with capacities sufficient to serve all development approved within the Lent Ranch Marketplace.

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Section 3

Project Description

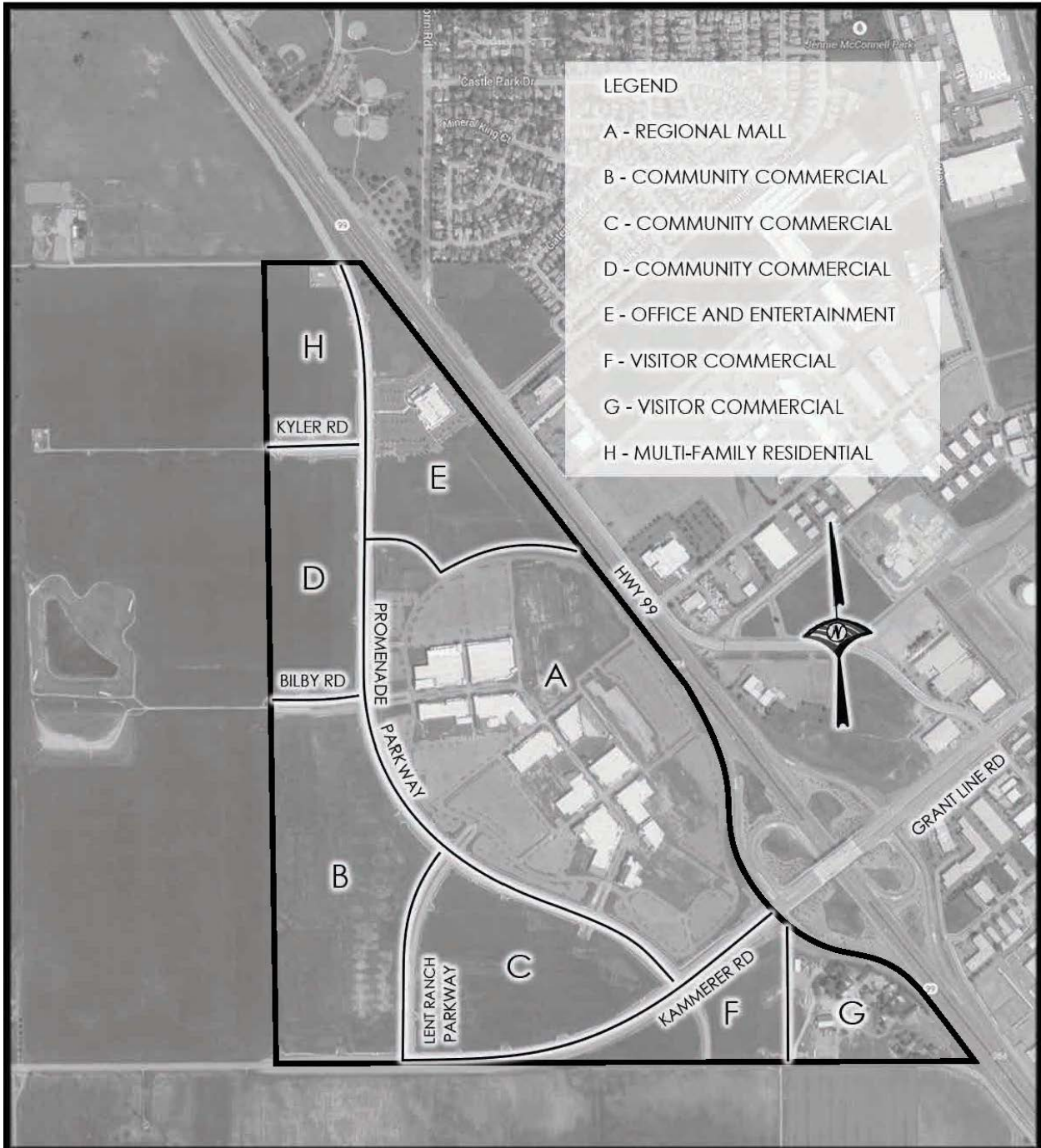
The Lent Ranch Marketplace project is envisioned to create a unique regional retail environment to serve the City of Elk Grove and the region. The project includes a broad mix of land uses (retail commercial, office, entertainment, multi-family residential) in a comprehensively planned project. The variety of services and experiences available within the project will distinguish it among other retail projects in the City and region.

The project site is designated for urban development in the City General Plan, with designations of Commercial, Commercial/Office, Commercial/Office/ Multifamily, and High Density Residential. Its geographic location and physical attributes characterize the site as suitable for urban uses.

3.1 Land Use Summary

The Project involves the development of five different land uses consisting of regional mall, community commercial, office and entertainment, visitor commercial and multi-family residential within the approximately 295±-acre site. Figure 3-1, Land Use Map, illustrates the general layout of the five land uses. The location, size and configuration of the buildings in Figure 3-1 are conceptual and are subject to change.

**Figure 3-1
Land Use Districts**



This SPA is organized into eight land use districts. Each land use district is distinct due to its location, size, and the character and mix of tenants. Table 3-1, Summary of Proposed Land Uses, presents the general land use types proposed for each land use, the acreage, and proposed development density within the land use district (square footage or number of units). The lettering of the land use districts corresponds to the districts shown on Figure 3-1.

**Table 3-1
Land Use Summary**

| District | Land Use | Acres (gross) | Units |
|----------|--------------------------|------------------|-------|
| A | Regional Mall (1) | 105.8 | |
| B | Community Commercial | 48.4 | |
| C | Community Commercial | 37.0 | |
| D | Community Commercial | 26.7 | |
| E | Office and Entertainment | 30.6 | |
| F | Visitor Commercial | 15.4 | |
| G | Visitor Commercial | 15.6 | |
| H | Multi-Family Residential | 15.3 | 280 |
| | Total | 294.8 | 280 |

- 1 Square footage of the regional mall (1,300,000 square feet) is gross leasable area (GLA). GLA is the total floor area designated for the tenants' occupancy and exclusive use.

The entire project site is zoned Special Planning Area (SPA). Each land use district described in this SPA is planned with a mix of land uses as shown in Section 4, Use Tables.

3.2 Land Uses

Descriptions of each of the land uses follow.

Regional Mall

| | |
|------------------------------------|--|
| Land Use: | Regional Mall |
| District: | A |
| Acreage: | 105.8 acres |
| General Plan Designation: | Commercial |
| Zoning: | Lent Ranch Marketplace Special Planning Area |
| Approximate Square Footage: | Up to 1,300,000 square feet gross leasable area |
| Intent: | <p>The Regional Mall land use is planned to serve the City of Elk Grove and the region. Land uses within the Regional Mall portion of the Project would be regional in nature.</p> <p>The Regional Mall structures would be clustered in the center of the site and additional structures may be located outside of the Regional Mall structure adjacent to Kammerer Road and along Promenade Parkway. The non-mall structures may be multi-level and enclosed and multi-level parking structures are permitted.</p> <p>The Regional Mall is envisioned and intended to provide a community-gathering place.</p> |
| Uses Envisioned: | <ul style="list-style-type: none">▪ Fashion and specialty retailers▪ Mid-size stores in outdoor retail promenade adjacent to or as part of the Regional Mall▪ Retail commercial or office pads outlying the Regional Mall along roadways▪ Restaurants (with alcohol sales), either in the Regional Mall or on surrounding out-parcels▪ Entertainment uses (i.e., theaters)▪ Service Stations▪ Financial Institutions▪ Low-rise office, professional offices |
| Scale of Uses: | The Regional Mall district is intended to be distinguished from the Community Commercial, |

**Land Use
Regulations**

Office/Entertainment, and Visitor Commercial districts primarily by the scale of the regional mall itself.

The Regional Mall land use is subject to the use regulations and development standards contained in Section 6 of this SPA.

Community Commercial

| | |
|----------------------------------|---|
| Land Use: | Community |
| Districts: | B, C, D* |
| Acreage: | District B: 48.4 District C: 37.0 District D: 26.7 |
| General Plan Designation: | Commercial & Commercial/Office/Multifamily |
| Zoning: | Lent Ranch Marketplace Special Planning Area |
| Intent: | <p>The Community Commercial land use preserves and enhances opportunities for businesses that provide a variety of services serving a community or neighborhood. The Community Commercial district encourages the grouping of retail and service uses that are compatible in the types of commercial uses, the scope of services provided or the scale of operation.</p> <p>The Community Commercial district encourages large-format (power center) and smaller businesses that benefit from the customer drawing power of the larger stores and provide specialty goods and services are envisioned in the Community Commercial land use.</p> <p>The Community Commercial districts are transitional zones between the residential neighborhoods to the north and west and the Regional Mall to the east.</p> <p>*Multi-family is a permitted use in the Community Commercial District D (see the Multi-family residential section of this SPA for more information).</p> |

- Uses Envisioned:**
- Large-format retailers (such as home improvement stores, wholesale retailers, outlet retailers) greater than 60,000 square feet
 - Mid-size retailers (such as office supply, clothing stores, sporting goods, books, music stores, drugstores etc.) typically of less than 60,000 square feet
 - Home accessory stores (linens, furniture)
 - Discount and retail outlets
 - Grocery market and food stores (approximately 30,000 to 70,000 square feet)
 - Drugstores
 - Smaller retailers and specialty users (less than 20,000 square feet) arranged in clusters or located in pads along West Stockton Boulevard or Lent Ranch Parkway
 - Service uses (florist, cleaners, salon, video store, locksmith, electronic repair, childcare, etc.)
 - Service Stations
 - Restaurants (with alcohol sales)
 - Financial institutions
 - Offices
 - Multi-family (District D only)

Scale of Uses: The Community Commercial district is characterized by the presence of retail uses devoted to the sale of goods having short and long-term utility or consumption and by the presence of some larger structures. This district may include smaller stores as part of commercial developments as well as larger centers anchored by a major tenant of 35,000 square feet or greater.

Land Use Regulations The Community Commercial land use is subject to the use regulations and development standards contained in Section 6 of this SPA.

Office/Entertainment

Land Use: Office and Entertainment

District: E

Acreage: 30.6 acres

General Plan Designation: Commercial/Office

Zoning: Lent Ranch Marketplace
Special Planning Area

Intent: The Office/Entertainment land use provides opportunities for offices, theaters, restaurants, entertainment-oriented retail uses such as bookstores, video stores and health clubs.

The Office and Entertainment structures are intended for placement near State Route 99 and sited with the intent of creating a quality first impression of the Project Site for motorists. The structures may be either single or multi-level. This land use will serve the surrounding community by providing employment and entertainment opportunities.

Uses Envisioned:

- Entertainment Uses (e.g. theaters)
- Offices
- Research and development facilities
- Conference and convention centers
- Skating rinks, bowling lanes, sporting venues
- Restaurants (with alcohol sales)
- Financial institutions
- Schools
- Public Facilities (e.g. post office)

Land Use Regulations The Office/Entertainment land use is subject to the use regulations and development standards contained in Section 6 of this SPA.

Visitor Commercial

Land Use: Visitor Commercial

Districts: F, and G

Acreage: District F: 15.4 acres
District G: 15.6 acres

General Plan Designation: Commercial

Zoning: Lent Ranch Marketplace
Special Planning Area

Intent: The Visitor Commercial land use will serve the surrounding community as well as the travelling public. The Visitor Commercial use is directly accessible from State Route 99 via Kammerer Road and West Stockton Boulevard. The Visitor Commercial land use is intended for development with land uses that benefit from freeway visibility and access. Multiple-story parking structures would be permitted in the Visitor Commercial land use. The Visitor Commercial uses will serve as a gateway from State Route 99 into Lent Ranch Marketplace along the south side of Kammerer Road.

Uses Envisioned:

- Hotels and motels
- Conference and convention centers
- Restaurants (with alcohol sales)
- Service Stations
- Offices
- Large-format retailers (such as home improvement stores, wholesale retailers) typically greater than 60,000 square feet that benefit from freeway visibility
- Public Facilities

Multi-Family Residential

Land Use: Multi-Family Residential

District: H

Acreage: 15.3 acres

Approximate Number of Units: 280 units (approximate)

General Plan Designation: High Density Residential

Zoning: Lent Ranch Marketplace Special Planning Area

Intent: The multi-family residential land use provides the opportunity for multi-family residential units that may include residential housing types such as rental apartments, townhouses, condominiums or senior apartments. If developed at a density of 20 units per acre, the site will accommodate up to 280 units in a multi-family residential project. All housing must be affordable housing units.

The residential scale may consist of single or multi-story structures, as well as different unit sizes and floorplans. The multi-family residential site may be developed with housing types for ownership or rental. Open space opportunities will be retained within the multi-family project among buildings and in recreation areas

Uses Envisioned:

- Condominiums
- Townhouses
- Apartments
- Congregate Care Facilities
- Senior Care Facilities

Land Use Regulations The multi-family residential land use is subject to the use regulations and development standards contained in Section 7 of this SPA.

3.3 Circulation

Primary access to the Project Site will be provided via the Grant Line Road/Kammerer interchange with State Route 99. Additional access from outside the Project Site will be provided by Promenade Parkway, Lent Ranch Parkway, Bilby Road and Kyler Road.

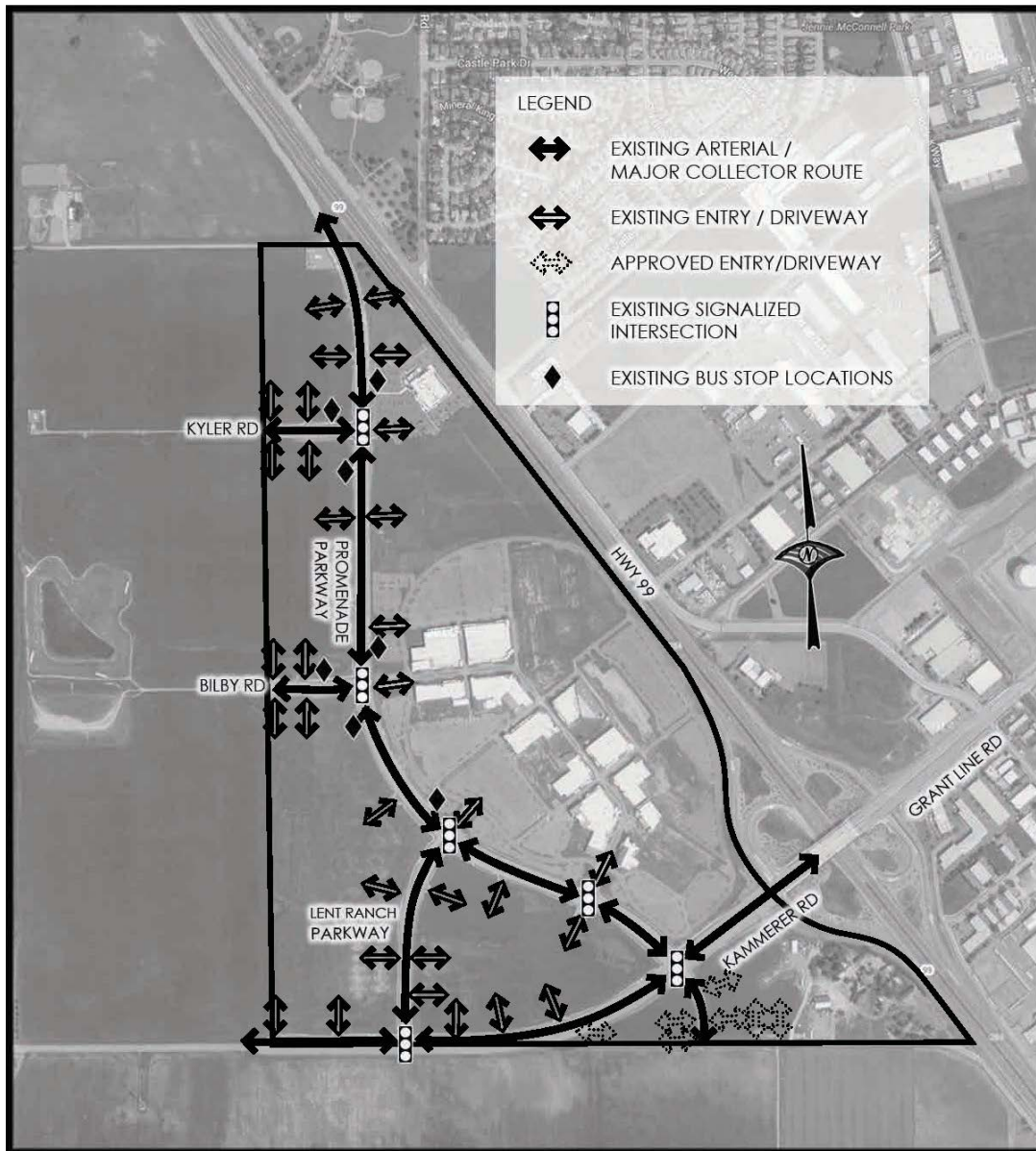
Internally, Promenade Parkway will serve as the primary spine for circulation. All land uses within the Project Site will access Promenade Parkway, Lent Ranch Parkway and/or Kammerer Road. Roadways are planned to extend westerly from Promenade Parkway to connect with land uses, when and if developed, west of the Project Site.

The primary roadway improvements that have been constructed within the Project area include the following:

- Reconfigured West Stockton Boulevard/Promenade Parkway from Kammerer Road north to the Project boundary;
- Extending Kammerer Road from the reconstructed Grant Line Road/Kammerer Road/State Route 99 interchange westerly to the existing Kammerer Road alignment, as shown on Figure 3-2;
- Widening the existing Kammerer Road from the new section of Kammerer Road to the western Project boundary;
- Constructing Lent Ranch Parkway between Promenade Parkway and Kammerer Road; and
- Constructing Bilby Road and Kyler Road from Promenade Parkway to the western Project boundary..

The Project will be served by the interchange at Kammerer Road/Grant Line Road and State Route 99.

**Figure 3-2
Circulation Plan**



Note: Driveway locations and number are subject to City approval.

The reconstructed interchange provides more efficient access from State Route 99 to serve Elk Grove. Grant Line Road serves as a commuter route connecting Elk Grove and greater southern Sacramento County with employment and residential areas in eastern Sacramento County along the Highway 50 corridor, the City of Rancho Cordova, the City of Folsom, and El Dorado County. Grant Line Road/Kammerer Road is planned to extend westerly to link to Interstate 5 at the existing Hood/Franklin Road interchange.

The plan area circulation system is illustrated in Figure 3-2 and includes surrounding circulation, access points, and signalized intersections as part of the Project.

3.3.1 Pedestrian/Bicycle Circulation

Pedestrian circulation is intended to integrate land uses within the Project with one another and to create linkages between the Project Site and the proposed Laguna Ridge project to the north and with Sterling Meadows and Southeast Policy Area development areas to the west. Nearly 80 percent of all land uses within the Project are within one-quarter mile of the Regional Mall and all land uses are within one-half mile of the Regional Mall. Over 75 percent of all uses are within one-half mile of one another, approximately a ten-minute walk.

All roadways within the Project have bikeways and pedestrian sidewalks. Class II bicycle lanes have been constructed within public rights-of-way. Within the individual land use districts, pedestrian and circulation pathways should extend from the project pedestrian network to serve individual land uses.

3.3.2 Transit

When the Project is developed, Elk Grove's e-tran will provide transit services to the Project.

The Project includes bus stop locations with transit waiting shelters on Promenade Parkway, Lent Ranch Parkway, Kammerer Road, Bilby Road and Kyler Road. The locations of the available bus stops/shelters are shown on 3-2. Locations to be utilized will be determined by Elk Grove e-tran when it develops its transit service plans for the Project Site.

3.3.3 Transportation System Management Measures

The Lent Ranch Marketplace Project proposes a series of transportation system management measures to reduce peak hour vehicle trips by project employees and to reduce the emissions from both mobile and stationary sources. The measures include measures related to bicycle, pedestrian, and transit systems, parking, residential development, building components and transportation management. The measures proposed for the project are listed on Table 3-2.

Table 3-2 Summary of Transportation System Management Measures

| Measure | Description |
|---|---|
| BICYCLE/PEDESTRIAN/TRANSIT | |
| Bicycle Lockers and Racks | Non-residential projects provide bicycle lockers and/or racks |
| Bicycle Parking Facilities | Provide an additional 20 percent of required Class I and Class II bicycle parking facilities |
| Class I Bicycle Storage - Residential | Bicycle storage (Class I) at apartment complexes or condos without garages |
| Class I and Class II Bicycle Facilities | Entire project is located within 1/2 mile of an existing Class I or Class II bike lane and provides a comparable bikeway connection to that existing facility |
| Pedestrian Facilities | Provide for pedestrian facilities and improvements. |
| Bus Service/Bus Stop Improvements | Bus service provides headways of 15 minutes or less for stops within 1/4 mile; project provides essential bus stop improvements (i.e., shelters, route information, benches, and lighting). |
| Transportation Information Kiosk | Provide a display case or kiosk displaying transportation information in a prominent area accessible to employees or residents |
| Uses Proximate to Planned Transit | High density residential, mixed, or retail/commercial uses within 1/4 mile of planned transit, linking with activity centers and other planned infrastructure |
| PARKING | |
| Electric Charging Facilities | Provide electric vehicle charging facilities. |
| Carpool Vanpool Parking | Provide preferential parking for carpool/vanpools |
| Passenger Loading Facilities | Loading and unloading facilities for transit and carpool/vanpool users |
| Parking Lot Shade | Increase parking lot shade by 20 percent over code requirements |
| Parking Lot Design | Provide parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building frontage for each District. |
| RESIDENTIAL DEVELOPMENT | |
| Residential Density | Average residential density of twenty (20) units per acre or greater |
| MIXED USE | |
| Mixed Use within 1/4 Mile | Project has at least 3 of the following on site and/or within 1/4 mile: Residential Development, Retail Development, Personal Services, Open Space, Office |
| Pedestrian Connections | Provide separate, safe, and convenient bicycle and pedestrian paths connecting residential, commercial, and office uses |
| Carpooling | Provide carpool matching assistance. |
| BUILDING COMPONENTS | |
| Low Emission Fireplace | Install lowest emitting commercially available fireplace |
| Ozone Destruction Catalyst | Install ozone destruction catalyst on air conditioning systems, in consultation with SMAQMD |
| TDM & MISC. | |
| TMA Membership | Include permanent TMA membership and funding requirement. Funding to be provided by Community Facilities District or County Service Area or other non-revocable funding mechanism. |
| Employee Flextime | Provide flextime for non-single occupancy vehicle commuters. |
| Transportation Coordinator | Provide on-site Transportation Coordinator |

3.4 Open Space/Public Spaces

The Project site is relatively devoid of significant natural features suitable for preserving in natural open space areas. Historically, the site has been used for agricultural uses and is absent trees and natural waterways.

An open space resource is located south of the Project, across Kammerer Road. Land south of the project border is in agricultural production and is scattered with residential units associated with the agricultural uses. Property south of the Lent Ranch Marketplace project, generally south of Kammerer Road, is located outside the Elk Grove City limits and outside of the County's Urban Services Boundary. As such, it is not designated for urban uses, but provides open space and views into agricultural areas.

Passive open space areas will be provided within individual projects in the Land Use districts. Open space opportunities exist along roadways within landscape corridors and within the design of individual projects. For instance, in the multi-family residential land use district, there is an opportunity to provide open space among residential buildings and for recreational uses. Within the Regional Mall district, open space areas may be provided in the form of pedestrian pathways, public seating areas, promenades, plazas and other public spaces.

Throughout the Project, and especially within the Regional Mall use, there is an opportunity to create open spaces through design in public spaces, plazas, seating areas, pedestrian pathways and among individual uses.

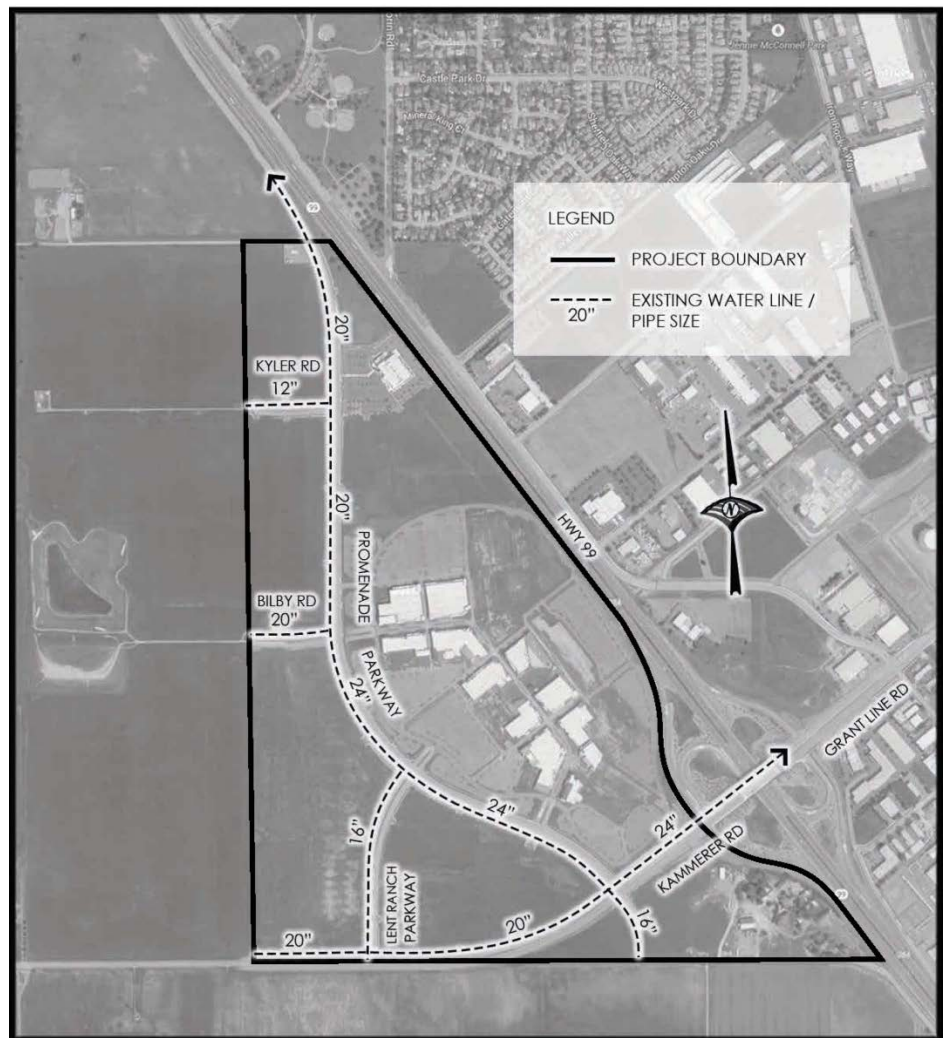
3.5 Utilities & Public Services

3.5.1 Water Supply

The Project will obtain water supplies from the Sacramento County Zone 40 system. The Project will be served through the extension of water transmission mains from an off-site water treatment plant(s) as illustrated in Figure 3-3.

The water supplied from Zone 40 will be sufficient to provide water for the entire Project.

**Figure 3-3
Water System**



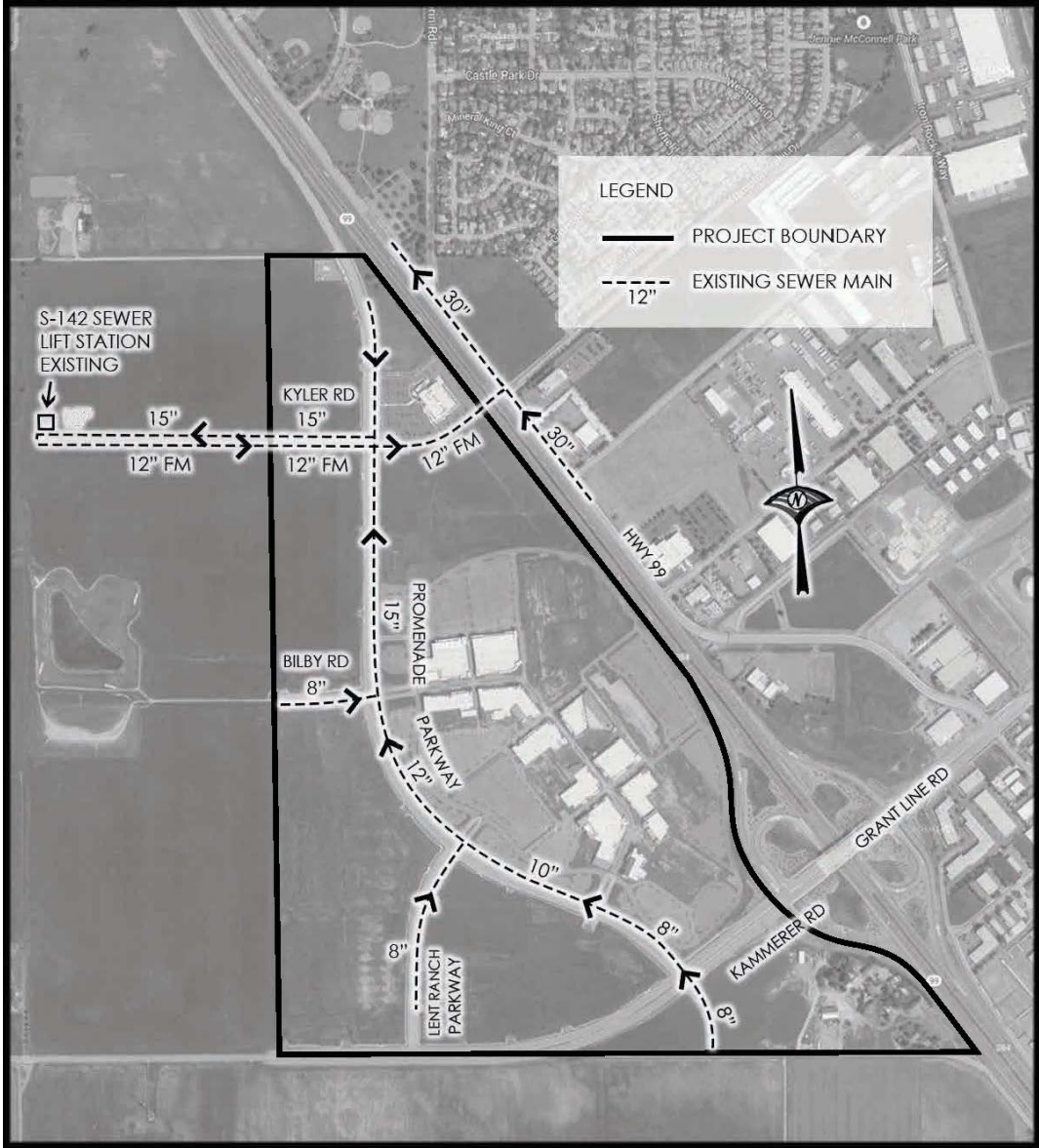
3.5.2 Sanitary Sewer

The Project Site is within the jurisdictional boundaries of the Sacramento Area Sewer District (“SASD”) and Sacramento Regional County Sanitation District (“SRCSD”). The Project area is served by a sewer lift station along a future extension of Lotz Parkway, which directs sewer flows through a force main under State Route 99 to a trunk line along East Stockton Boulevard. Sewer flows are ultimately directed to the regional treatment plant northwest of the City.

3.5.3 Storm Drainage

Drainage improvements include a water quality and detention basin off-site, west of the Project Site boundary, to control urban runoff from the Project Site. The basin is of sufficient size to reduce peak runoff to pre-development levels. The runoff ultimately drains into the Beach Stone Lakes basin via the Shed C Channel. Conveyance from the Project Site to the detention basin is provided through a system of pipes. The detention basin functions as a permanent water quality basin for the project and adjacent lands tributary to the basin.

**Figure 3-4
Sewer System**



3.5.4 Parks and Recreation

Public parkland within the City is provided by the Cosumnes Community Services District's (CCSD) park and recreation department. Consistent with the City standard of 5.0 acres per 1,000 population, the parkland dedication requirement for the Project is approximately 2.8 acres of parkland. The Project will satisfy this requirement through the payment of in-lieu fees. There are no formal parks planned within the Project site.

3.5.5 Schools

Students within the Project will be served by the Elk Grove Unified School District for elementary, middle and senior high schools. With 280 units, the multi-family residential project is estimated to generate approximately 194 students. In addition, employees that will work within the Project may elect to enroll their children in schools near the Project.

There are no school sites designated in the Lent Ranch Marketplace Project.

3.5.6 Telephone, Electrical, and Natural Gas

Telecommunications service will be provided by Frontier Communications, or similar utility provider(s). Electricity will be provided to the Project Site by the Sacramento Municipal Utility District ("SMUD") and natural gas by Pacific Gas and Electric ("PG&E"). Project development will connect to extensions of the existing service lines, with the ultimate configuration to be approved by the service providers. The on-site service lines are sized to meet the demands of the Project, and all public utility easements for underground facilities would be dedicated by the Project. In addition, all development on the Project Site would comply with Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California

Administrative Code) and adopted City energy conservation requirements.

3.6 Economic Considerations

This Project will generate revenue in the form of sales and property taxes that would be available to the City to fund public services to the Site and to the City at large. Revenues for capital improvements would also be generated by the Project directly through development fees.

3.7 Public Facilities Financing Plan

A Public Facilities Financing Plan (Financing Plan) was prepared for the Project in 2001. Part of the Financing Plan called for the creation of special impact fee programs, or the inclusion of the Project in other development impact fee programs. Since that time, the infrastructure costs for the Project (e.g., roadway, sewer, water, fire, drainage) have been rolled into various City-wide and regional fee programs. The Project will pay its fair share of these impact fees and then seek its fair share reimbursement for facilities constructed to serve the Project.

3.8 Project Development

Project development will likely occur over the next fifteen to twenty years. Specific timing of development and sequence of development are highly dependent on market demand linked to residential construction.

Required capital improvements have been completed in and around the Project area since initial approval of this SPA. Specifically, the Grant Line Road/Kammerer Road/State Route 99 Interchange was constructed and is available to serve the Project Site. Local roadways into and through the Project Site, including but not limited to Promenade

Parkway, Lent Ranch Parkway, and a portion of Kammerer Road were also improved.

Section 4

Permitted Uses

The following section outlines the permitted, conditionally permitted and prohibited land uses in each land use district.

4.1 Regional Mall

Permitted Land Uses

The following uses are permitted within the Regional Mall District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Uses permitted in the Community Commercial District.
- (2) The following general uses typically found in a regional mall:
 - Arcade and entertainment uses (indoor and outdoor)
 - Fashion retailers and/or department stores (single and/or multi-level)
 - In-line shops, specialty shops
 - Entertainment uses (e.g. theaters)
 - Office
 - Outdoor dining
 - Public Service uses – post office, police substation
 - Remote tellers, kiosks, outdoor vendors
 - Restaurants (with alcohol sales)

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.
- (2) Parking structures serving permitted uses.
- (3) Automotive uses ancillary to other retail uses.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code

- (1) Conditionally permitted uses in the Community Commercial District, with the exception of those uses listed as permitted in the Regional Mall district, which are permitted.

Prohibited Uses

Uses not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Regional Mall District. In addition, the following uses are specifically prohibited in the Regional Mall land use district:

-
- (1) Adult uses, as defined in the Elk Grove Zoning Code.
 - (2) Automotive sales (new or used)
 - (3) Service stations with 500 feet of residential land use zones.
 - (4) Uses that require storage yards.
 - (5) Warehousing and storage uses.

Maximum Individual Use Building Size

The regional mall, including all directly associated uses within District A, may not exceed 1,300,000 square feet of gross leasable area (GLA). Within District A no maximum or minimum size for any individual use is imposed by this SPA.

Use Restriction

The uses permitted and conditionally permitted within the Regional Mall district are planned as those that will support a regional mall facility and associated uses.

If an alternative land plan, that does not include a regional mall facility, is proposed for the Regional Mall district, an amendment to the Lent Ranch Marketplace SPA is required.

4.2 Community Commercial

Permitted Land Uses

The following uses are permitted within the Community Commercial District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Retail sale of goods generally characterized by relatively **long-term utility or consumption**, including but not limited to the following types of goods and/or stores:
 - Antiques
 - Appliances
 - Art galleries, print and frame shops
 - Auto and motorcycle parts and accessories (new)
 - Bicycles and parts
 - Boats
 - Commercial nursery, retail
 - Computers and accessories, software
 - Department and general merchandise stores
 - Draperies, curtains, upholstery
 - Fur goods and apparel
 - Furniture and home furnishings
 - Home improvement centers
 - Jewelry, precious metals, coins and stamp dealers
 - Office supplies and equipment
 - Photographic equipment and supplies
 - Plumbing and heating equipment and supplies
 - Radio, TV, stereo
 - Secondhand merchandise and thrift shops
 - Swimming pools and spas
 - Vintage or collectible vehicles
 - Wall and floor coverings
- (3) Retail sale of goods generally characterized by **relatively short-term utility or consumption**, including, but not limited to, the sale of the following types of consumer goods and the following types of retail stores:
 - Apparel
 - Bakeries

- Books (general, not adult-oriented as defined by the Elk Grove Zoning Code)
- Confectioneries and ice cream
- Convenience markets
- Cosmetics and accessories
- Dishes, china, glassware, metalware
- Dry goods and notions
- Drug stores and pharmacies
- Florist
- Gift shop
- Groceries and food stores
- Interior decorating supplies
- Lawn and garden equipment and supplies
- Meat, fish, seafood, delicatessens, caterers
- Newspapers and magazines
- Pets and pet supply
- Pharmacy
- Records, tapes, videotapes, compact discs, video discs
- Shoes
- Stationery, art supplies, crafts and hobby supply
- Toys, sport and athletic goods

(4) Provision of services to individuals and business establishments, generally including, but not limited to, the following types of services:

- Automobile rental (limited to offices and storage of vehicles only; no on-site repair or maintenance of rental vehicles permitted)
- Car washes
- Childcare facilities
- Farmers Market
- Funeral parlors and mortuaries
- Furniture repair and re-upholstery
- Gymnasiums, fitness centers, health and athletic clubs
- Hotels
- Live theaters (except adult theaters as defined by the Elk Grove Zoning Code)
- Motels
- Theaters
- Pet grooming
- Remote tellers, kiosks, outdoor vendors
- Restaurants and eating establishments (including on-site sale of alcoholic beverages)
- Schools - vocational, trade, professional
- Taxidermy
- Veterinary and animal hospitals

-
- (5) Provision of services which are typically needed frequently or recurrently and which primarily care for the needs of individuals and households rather than businesses. Uses in this category are typified by, but not limited to, the following:
- Apparel repair, alterations and tailoring
 - Service Stations (maximum of four stations in Project)
 - Beauty salons, barber shops, suntan parlors
 - Bowling alley, skating rink (indoor)
 - Laundering and dry-cleaning outlets
 - Locksmith
 - Meeting halls (lodge, union)
 - Photographic studios and processors
 - Print shop, photocopy, office services
 - Public Uses – post office, library, police station
 - Self-service laundries
 - Videotape/Video disk rental and sales
- (6) Office uses including:
- Office buildings
 - Medical and dental offices
 - Professional offices (attorney, accountant, etc.)
 - Research and development
 - Clean technology uses
- (7) Repair and servicing of any article that permitted to be sold in this District.
- (8) Multi-Family Residential (District D only):
- 1-80 units subject to approval of a Development Plan Review by the Planning Director
 - 81-150 units subject to approval of a Development Plan Review by the Planning Commission
 - More than 150 units – see Conditionally Permitted Uses section of this SPA.
 - Density shall not exceed 20 units per net acre unless authorized through the issuance of a Conditional Use Permit by the Planning Commission.

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.

-
- (2) Parking structures serving permitted uses.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code

- (1) Auto service and repair centers
- (2)
 - Arcades, pool halls, discotheques, nightclubs
 - Bars and cocktail lounges
 - Fast food, drive-thru restaurants
 - Recreation centers consisting of amusement machine arcades, billiard rooms and similar entertainment, miniature golf
 - Liquor stores less than 5,000 square feet in size
 - Liquor sales as an ancillary use in convenience stores and service stations
- (3)
 - Multi-Family Residential with 151 units or greater and/or in excess of 20 dwelling units per net acre.
- (4)
 - Wireless telecommunication facilities consistent with Chapter 23.94 of the Zoning Code

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Community Commercial District. The following uses are specifically prohibited in the Community Commercial land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.
- (2) Automotive sales (new or used)
- (3) Service stations with 500 feet of residential land use zones.
- (4) Uses that require storage yards.
- (5) Warehousing and storage uses.

Maximum Individual Use and Building Sizes

No single retail or other use in the Community Commercial district may exceed 200,000 square feet in size, although single buildings which contain several individual uses meeting this criterion may be constructed. Provided that no single office, commercial or entertainment use exceeds 200,000 square feet, no maximum building size is imposed by this SPA.

- **Supermarkets** and similar stores that anchor a commercial center in the Community Commercial District may be constructed at a size of up to 80,000 square feet.
- **Drug stores** may be constructed at a size of up to 50,000 square feet.

4.3 Office/Entertainment

Permitted Land Uses

The following uses are permitted within the Office/Entertainment District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Retail sale of goods and services generally characterized as related to leisure, entertainment and other lifestyle characteristics, including but not limited to the following types of goods, stores and services:
 - Apparel
 - Art galleries, print and frame shops
 - Bakeries
 - Bicycles and parts
 - Books (general, not adult-oriented as defined by the Elk Grove Zoning Code)
 - Computers and accessories, software
 - Confectioneries and ice cream
 - Dry goods and notions
 - Florist
 - Food caterers and delicatessens
 - Furniture and home furnishings
 - Gift shop
 - Jewelry, precious metals, coins
 - Newspapers and magazines
 - Radio, TV, stereo
 - Records, tapes, videotapes, compact discs, video discs
 - Toys, sport and athletic goods
 - Video, record, tape, music sales and rental
- (3) Offices and related uses including the following:
 - Individual medical, dental or professional (bookkeeper, attorney, etc.) offices
 - Office buildings
 - Public facilities such as a post office, library

(4) Service uses:

- Bowling alley, skating rinks (indoor)
- Child care facilities
- Recreation centers consisting of amusement machines, arcades, billiard rooms and similar entertainment, miniature golf
- Gymnasiums, health and athletic clubs
- Live theaters (except adult theaters as defined by the Elk Grove Zoning Code)
- Meeting halls (lodge and union)
- Theaters
- Restaurants and eating establishments (including on-site sale of alcoholic beverages)
- Vocational, professional and trade schools

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- Arcades, pool halls, discotheques, nightclubs
- Bars and cocktail lounges (not including liquor sales within restaurants)
- Fast-food, drive-thru restaurants
- Liquor sales as an ancillary use to convenience stores or service stations
- Liquor stores less than 5,000 square feet in size

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Office/Entertainment District. The following uses are specifically prohibited in the Office/Entertainment land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.
- (2) Automotive sales (new or used)
- (3) Service stations within 500 feet of residential land use zones.
- (4) Uses that require storage yards.
- (5) Warehousing and storage uses.

Maximum Individual Use and Building Sizes

No single office, commercial or entertainment use in the Office/Entertainment district may exceed 200,000 square feet in size as a use. Single buildings that contain several individual uses may exceed 200,000 square feet in size, provided that no single use exceeds 200,000 square feet in size. No maximum building size is imposed by this SPA.

4.4 Visitor Commercial

Permitted Land Uses

The following uses are permitted within the Visitor Commercial District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Uses permitted in the Community Commercial District, with the exception of those prohibited in the Visitor Commercial Prohibited Uses.
- (3) Provision of services useful to the travelling public, generally including, but not limited to the following types of goods, stores, and services:
 - Automobile rental (limited to offices and storage of vehicles only; no on-site repair or maintenance of rental vehicles permitted)
 - Service Stations (maximum of four stations in Project)
 - Car washes
 - Hotels
 - Motels
 - Restaurants and eating establishments (including on-site sale of alcoholic beverages) including drive-thru restaurants

Accessory Land Uses

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Indoor storage of merchandise or products for retail sale on the premises.
- (2) Parking structures serving permitted uses.

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Auto service and repair centers
- (2) Uses conditionally permitted in the Community Commercial District.

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Visitor Commercial District. The following uses are specifically prohibited in the Visitor Commercial land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.
- (2) Uses prohibited in the Community Commercial District.
- (3) Service stations within 500 feet of residential land use zones.
- (4) Automotive sales (new or used)
- (5) Uses that require storage yards.
- (6) Warehousing and storage.

Maximum Individual Use and Building Sizes

No single retail or other use in the Visitor Commercial district may exceed 200,000 square feet in size, although single buildings which contain several individual uses meeting this criterion may be constructed. Provided that no single use exceeds 200,000 square feet, no maximum building size is imposed by this SPA. Hotels and motels may exceed 200,000 square feet.

Commercial uses (in square footage) may not exceed 75% of the total square footage of uses within the District. The remaining uses shall be allocated to uses distinct to the Visitor Commercial District, such as hotels, motels, restaurants, and other uses benefiting from the freeway visibility of State Route 99.

4.5 Multi-Family Residential

Permitted Land Uses

The following uses are permitted within the Multi-Family Residential District. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code.

- (1) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Uses of a higher-density residential nature, including but not limited to the following:
 - Condominiums
 - Congregate Care Facility
 - Intermediate Care Facility
 - Rental Apartments
 - Residential Care Facility
 - Senior Care Facility
 - Townhouses

Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to the Elk Grove Zoning Code

- (1) Schools (public, private, professional)
- (2) Church

Prohibited Uses

Each use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Multi-Family Residential District. The following uses are specifically prohibited in the Multi-Family Residential land use district:

- (1) Adult uses, as defined in the Elk Grove Zoning Code.

4.6 Outdoor Uses

All uses shall be conducted within a completely enclosed building, except as follows:

- (1) Off-street parking and loading areas;
- (2) Service stations;
- (3) Plants and vegetation associated with nurseries;
- (4) Open storage of materials and products and equipment when such storage is enclosed by a fence, wall, building or other means adequate to conceal such storage from view from immediately adjoining property or the public street;
- (5) Merchandise display accessory to retail uses including seasonal and temporary displays for retailers such as home improvement and other large-format retailers;
- (6) Restaurant - Outdoor dining area;
- (7) Sale or storage of merchandise shall not be permitted in any parking lot.
- (8) Farmers Market

The regional mall shall be exempt from this requirement, provided that outdoor uses shall be confined to the area within the regional mall specifically designed for this purpose.

Section 5

Project Processing

5.1 Staged Processing

The Lent Ranch Marketplace project will be processed in three stages to allow for threshold entitlements to be obtained before providing detailed design information. The level of required project information detail increases as each stage of approvals/entitlements is granted.

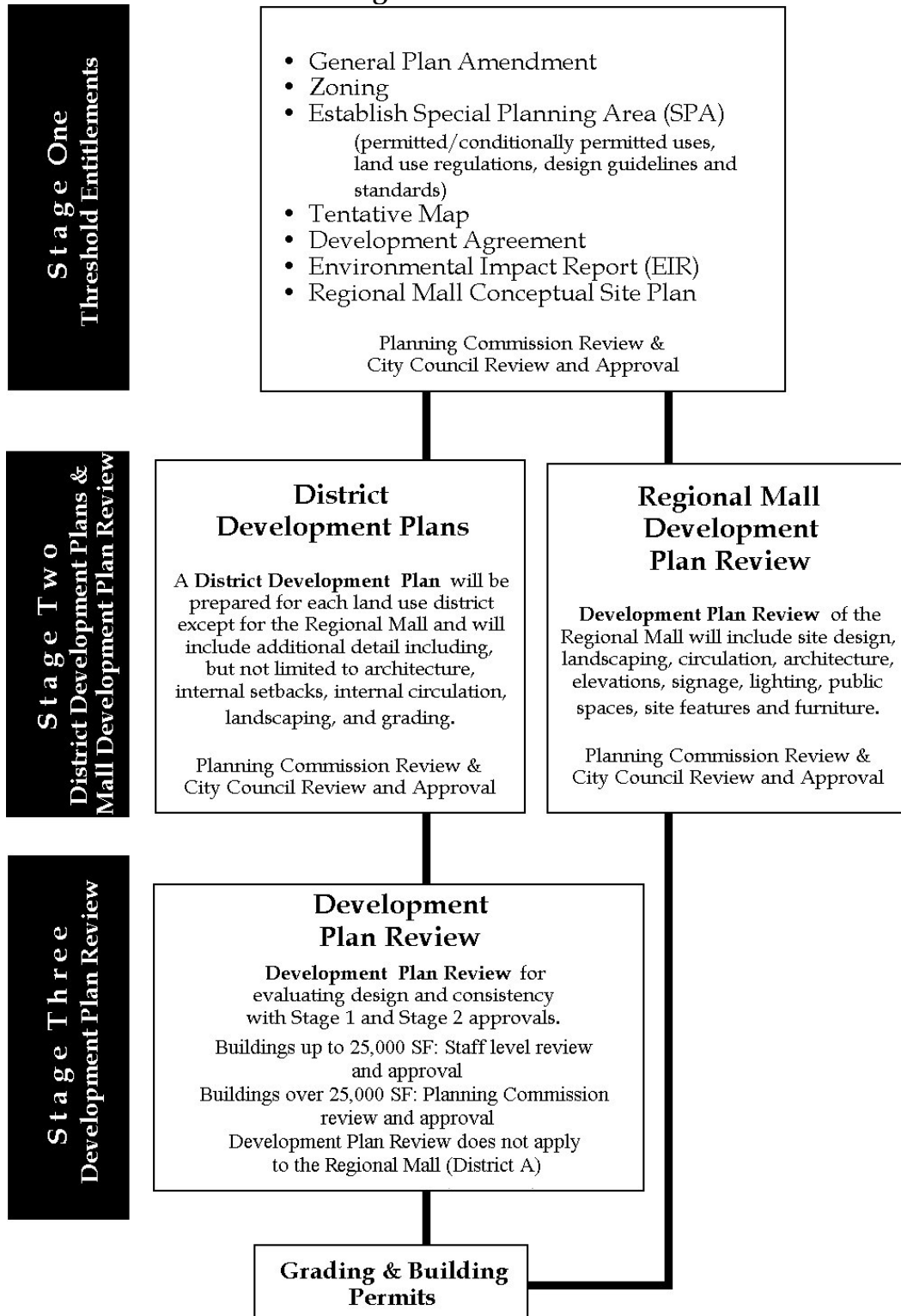
The process consists of the following three stages: Stage 1: Threshold Entitlements; Stage 2: District Development Plans & Regional Mall Development Plan Review; and Stage 3: Development Plan Review. Each of the stages is described below and illustrated in the flow chart on Figure 5-1, Staged Entitlements.

5.1.1 Stage 1 Threshold Entitlements

Stage 1, Threshold Entitlements, established the appropriate zoning for the Lent Ranch Marketplace Project and include the environmental document for the project, General Plan Amendment, Rezone, Tentative Map, and Development Agreement as follows:

1. Certification of the Lent Ranch Marketplace Environmental Impact Report (EIR);
2. General Plan Amendment to establish land use designations and circulation network for the Project site;

**Figure 5-1
Staged Entitlements**



-
3. Zoning Ordinance Text Amendment to establish the Lent Ranch Marketplace Special Planning Area for approximately 295± acres. The SPA includes the following components:
 - a. Land use designations for the 295± acre project area, including a regional mall, ancillary commercial development, entertainment, office, hotel, and multi-family residential uses.
 - b. Design guidelines, development standards, performance standards and permitted/conditionally permitted uses for the proposed uses.
 4. Rezone to change the land use designation to the Lent Ranch Marketplace Special Planning Area (SPA).
 5. Tentative Subdivision Map, known as Lent Ranch Marketplace, which divided the 295± gross acres into 11 (eleven) parcels.
 6. Transportation System Management Plan (TSM).
 7. Development Agreement.

The Development Agreement, included in Stage 1, sets forth the needed infrastructure, by reference to the Public Facilities Financing Plan, and other specific performance obligations of the property owners and City as it relates to development of the Project area.

This SPA addresses the mandatory contents of a SPA Ordinance contained in the City of Elk Grove Zoning Code (Title 23 of the Municipal Code).

Stage 1 review was performed at the Planning Commission (recommendation) and City Council (final action).

All Stage 2 and 3 submittals and approvals shall substantially conform to the requirements defined by the Stage 1 approvals.

5.1.2 Stage 2 District Development Plans

Except for District A (Regional Mall) as discussed in section 5.1.4 below, and prior to or concurrent with the first development proposal within each land use district, a District Development Plan (DDP) will be prepared for the individual land use district. Each of the land use districts is shown on Figure 3-1.

A DDP will contain additional design information include design guidelines and development standards particular to the land use district including elements such as signage, landscaping, internal setbacks, lighting, and building materials. The required elements of the District Development Plans are listed on Table 5-1.

The DDPs shall be submitted to the Planning Department. The designated approving authority for DDPs is the City Council. The Planning Director and Planning Commission provide recommendations and the City Council approves, conditionally approves, or denies the DDP in accordance with the requirements of this SPA. Approval of the DDPs does not constitute an amendment to the SPA.

In approving the DDPs, conditions may be placed on the projects to assure consistency with this SPA and other relevant policies and regulations. In addition, the Council may add conditions or standards applicable to Stage 3 - Development Plan Review to assure that the project is reviewed in an orderly manner.

**Table 5-1
District Development Plan
Submittal Requirements**

- Conceptual site plan identifying conceptual circulation pattern, access points and on-site pedestrian circulation and connections to adjacent land uses.
- Landscape concept for District, including modifications to plant lists contained in this SPA.
- Conceptual signage program indicating types (monument, fascia, etc.) styles, locations, sizes (height, width), lettering and materials for District monument identification signs.
- Existing and proposed general topographical grades in sufficient detail to provide a conceptual grading plan.
- Typical design of thematic features such as outdoor furniture and water features.
- Conceptual lighting plan depicting the types, sizes and intensity of proposed external fixtures.
- Design of any project perimeter screens, fences and walls.
- Architectural concept for District, including identification of signage design, architectural features, styles, and prohibited building materials and colors, if any.
- Conceptual parking plan and variations to parking design guidelines, if any.
- Conceptual plan for open space/public spaces (plazas, seating areas, walkway treatments, promenades) in the District.
- Exhibits and plans, as necessary, to demonstrate compliance with SPA.

5.1.3 Stage 3 Development Plan Review

All development project applications within the Project, with the exception of the Regional Mall, will be subject to Development Plan Review in Stage 3. For subsequent development proposals within the Project, an application for Development Plan Review will be submitted to the City. Applications for Development Plan Review shall contain the elements outlined in Section 5.2 of this SPA.

Development Plan Review may occur for individual projects or for all development within an individual land use district (i.e., Community Commercial, etc.). If Development Plan Review is proposed for an entire district, then the Planning Director shall review subsequent projects up to 25,000 square feet within the district for compliance with the overall Development Plan Review approval. The Planning Commission shall review subsequent projects that are 25,001 square feet and greater within the district for compliance with the overall Development Plan Review approval.

Development Plan Review applications will be reviewed for consistency with Stages 1 and 2.

Table 5-2
Development Plan Review
Submittal Requirements

1. Detailed site plans to illustrate proposed site improvements, circulation and relationships to adjoining land uses.
2. Architectural renderings of structures and improvements, including elevations, materials, colors and other drawings.
3. Landscaping plan indicating the quantity, size, and type of materials, parking lot shading and compliance with water- efficient landscape requirements.
4. Lighting plan depicting the location, type and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare.
5. Typical design of outdoor furniture and water features, if proposed.
6. Design of any project perimeter screens, fences and walls.
7. Location of, and an arborist report for, all on-site trees and tree mitigation plans as required by the Project EIR.
8. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights.
9. An on-site pedestrian, vehicular circulation and parking plan including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress.
10. Signage program.
11. To the degree possible, tentative construction, phasing and completion schedule for development within Development Plan Review application;
12. Additional information, within reason, to provide the detail necessary for Development Plan Review to be completed.

5.1.4 Regional Mall District (District A) Development Plan & Review

Because the Regional Mall (District A) is the largest of the eight districts and is most likely to develop in phases over time, a separate Stage 2 entitlement process is established for this area.

Prior to development in District A, a Regional Mall District Development Plan & Review (“RM-DPR”) shall be prepared and approved by the City. The RM-DPR shall contain the elements outlined below and in Table 5-2A, as well as in the City of Elk Grove Zoning Code. The RM-DPR shall be approved by the City Council after a recommendation by the Planning Director and Planning Commission.

The RM-DPR shall include a site plan identifying the proposed locations of buildings, parking, circulation, plazas, and other physical improvements. It shall also include architectural and landscaping detailing for the core development area.

As necessary and appropriate, the RM-DPR shall allow for the phasing of improvements and development. As such, development outside of the core area (e.g., pad buildings) may be illustrated at a schematic level and without architectural information. Future development of these sites shall be subject to review and approval by the Planning Director through the development plan review process.

Areas for future development that are not detailed on the site plan shall require subsequent RM-DPR action.

Table 5-2A
Regional Mall District Development Plan & Review
Submittal Requirements

1. Site plan(s) illustrating proposed site improvements, circulation and schematic parking plan, and relationships to adjoining land uses.
2. Architectural concept for District A, including identification of signage, architectural features, styles, and prohibited building materials and colors, if any. This shall be supported by renderings of structures and improvements, including elevations, materials, colors, and other drawings.
3. Schematic landscaping plan indicating the types of materials, parking lot shading, and other information necessary.
4. Schematic lighting plan depicting the location, type and intensity of proposed external fixtures.
5. Schematic design of outdoor furniture and water features, if proposed.
6. Schematic design of any project perimeter screens, fences and walls.
7. Location of, and an arborist report for, all on-site trees and tree mitigation plans as required by the Project EIR.
8. Location, estimated floor area, and intended use of proposed buildings, structures, and other improvements, including maximum heights.
9. An on-site pedestrian, vehicular circulation and parking plan including a summary of parking spaces provided, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress.
10. Signage program identifying the type of signs, area restrictions, method of illumination, and other relevant details.
11. To the degree possible, as determined by the City, tentative construction, phasing and completion schedule for development within Development Plan Review application.
12. Additional information, within reason, to provide the detail necessary for Development Plan Review to be completed.

5.2 Application for Development Plan Review

Applications for Development Plan Review shall be submitted to the City. The application for Development Plan Review shall contain the elements of Development Plan Review outlined in Table 5-1 as well as those listed in the Elk Grove Zoning Code.

5.2.1 Development Plan Review Review Authority

Development Plan Review shall be conducted in accordance with this SPA and the provisions of the Elk Grove Zoning Code, with the exception of review authorities, which are listed on Table 5-3. Where an element of the Zoning Code conflicts with a provision of this SPA, this SPA shall control.

Review authorities are listed in Table 5-3. Outside of District A, development proposals up to 25,000 square feet shall be reviewed by the Planning Director for consistency with Stage 1 and 2 approvals. Uses that are greater than 25,000 square feet shall be reviewed by the Planning Commission for consistency with Stage 1 and 2 approvals. In District A, subsequent development shall be approved by the Planning Director, except where a RM-DPR amendment is required pursuant to section 5.1.4 above. The Planning Director may elevate an application for which the Planning Director is the designated approving authority to the Planning Commission for review and consideration if the Planning Director determines that because of location, size, design, or other similar concern regarding the development proposal warrants a hearing before the Planning Commission.

**Table 5-3
Development Plan Review
Review and Appeal Authorities**

| Project Type | Development Plan Review Size | Approval Authority | Appeal Authority |
|---------------------|-------------------------------------|---------------------------|-------------------------|
| District A | Any | Planning Director | Planning Commission |
| All Other Districts | ≤25,000 square feet | Planning Director | Planning Commission |
| | >25,001 square feet | Planning Commission | City Council |

5.2.2 Findings

The purpose of Development Plan Review of specific projects is to determine consistency of the projects with this SPA. The Planning Commission, Planning Director, and/or City Council, in acting to approve a Development Plan application, may impose conditions as are reasonably necessary to ensure the project meets the provisions and intent of this SPA and Zoning Code. In order to approve a Development Plan Review application, the following findings shall be made:

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, including the Lent Ranch SPA, and improvement standards adopted by the City;
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
3. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

5.2.3 Appeals

The appropriate authority for appeals of Development Plan Review decisions is listed on Table 5-3. The appeal process shall be as provided in the City Zoning Code, with the exception of appeal authorities, which shall be as listed on Table 5-3.

5.2.4 Revisions to Development Plans

In instances where a revision is made to plans subsequent to Development Plan Review regarding the size, location or alteration of any use or structures, landscaping, design or other component of an approved Development Plan, the Planning Director shall review the scope of the proposed revision to the Development Plan Review to determine the appropriate review authority, based on the original Development Plan Review.

Notwithstanding the foregoing, the Planning Director shall have the discretion to review Development Plan Review revisions. If the Planning Director determines that the proposed revision is in substantial conformance with the provisions of this SPA, District Development Plan and the general intent of the approved Development Plan, the revised Development Plan may be approved by the Planning Director. The decision of the Planning Director may be appealed to the Planning Commission within ten (10) days of such decision.

The Planning Director shall have the discretion to refer consideration of the revised Development Plan to the Planning Commission for review. If the Planning Commission determines that the proposed revision is in substantial conformance with the provisions of the SPA and the general intent of the approved Development Plan, the revised Development Plan may be approved by the Planning

Commission. The decision of the Planning Commission shall be final unless appealed to the City Council within ten (10) days from the date of such decision.

Section 6

Commercial and Office Land Use Standards

Commercial and office land uses within the Lent Ranch Marketplace Special Planning Area shall be governed by the standards contained in this SPA. Where no standard is provided in this SPA, the Commercial (e.g., SC Zone) and Business Professional (e.g., BP Zone) Development Standards contained in the Elk Grove Zoning Code shall apply.

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Section 7

Multi-Family Residential Land Use Standards

Multi-Family Residential land uses within the Lent Ranch Marketplace Special Planning Area shall be governed by the standards contained in this SPA. Where no standard is provided in the SPA, the Multi-Family Residential Land Use Standards (e.g., RD-20 Zone) contained in the Elk Grove Zoning Code shall apply.

Within District H, the District Development Plan shall include an Affordable Housing component specifying the amount and type of affordable housing to be provided.

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Section 8

Setbacks

To the extent that there are private streets within individual land uses, setbacks from private streets shall be identified in the District Development Plans. Private streets shall not include public streets and parking drive aisles.

**Adjacent to
Residentially
Zoned Property**

: Within the Visitor Commercial and Community Commercial land use districts, the following apply:

Non-residential buildings shall be constructed a minimum of seventy-five (75') feet from any adjoining single-family residentially zoned property.

Non-residential buildings shall be at least seventy-five (75') from the ultimate right-of-way line along any street abutting a single-family residential land use.

A landscaped area not less than ten feet (10') in width shall be provided between any non-residential structure and residentially zoned property. Within this landscaped area a continuous visual screen shall be maintained adjacent to all property lines which abut residential lots. Screening may be provided by means of fences, decorative masonry walls, berms, changes in elevation, and/or plant materials. Where such screening has been provided on the residential side of the property line, this requirement may be reduced or waived as part of the development plan review process.

**Lot Frontage,
Width, Dept**

Individual lot frontage on a public street is not required; however, lots should have sufficient width and depth to maintain the landscaped and parking areas as required in this article and adequate building area to serve the intended uses.

Front and Side Street Setbacks

There shall be a front and side street setback of at least fifty feet (50') between any structure within the SPA and the public street right-of-way. Such setback depth may be reduced to a minimum of twenty-five (25) feet provided that for each square foot of additional ground floor buildable area created by the application of this provision, an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street setback. Distances among buildings within the Regional Mall district are not subject to these setback requirements.

Rear Setback and Interior Side Setback

There shall be a rear and interior setback of at least twenty-five (25) feet between any structure within the Lent Ranch Marketplace SPA and the property line of any adjacent residential, agricultural, or agricultural-residential zone, otherwise a rear setback is not required.

Setback for Mechanical Equipment

Mechanical equipment may not be located in landscape setback areas. All vents, flues, doorways, or other openings should be oriented away from the adjacent property boundary. Landscaping shall be provided, so that after fifteen-years of growth, landscape will screen the portion of the mechanical equipment that extends above ground level.

Setback for Loading Facilities

Loading docks associated with commercial uses adjacent to residential-zoned property shall have a setback of at least sixty (60') feet between the loading facility and property boundary. This standard does not apply to property boundaries within the Regional Mall district.

Trash and Recycle Container Enclosures

There shall be an adequate area provided for trash and recycle containers and screening. Trash and recycle containers and enclosures shall be located within a screened area such as by landscaping or an enclosed masonry area with a surrounding wall at least six (6) feet high and no higher than eight (8) feet, with appropriate solid gate. The gate shall be constructed with metal posts to withstand heavy use. The screening or enclosure should be consistent in design with the building materials of the primary structure. Enclosures

for trash and recycle containers shall be located at least twenty-five (25) feet from any public street and twenty-five (25) feet from any residentially-zoned property line. Adequate access for refuse pick-up shall be provided.

Recycling areas should be located for functional use by occupants and by the disposal and hauling companies providing collection services. Flexibility is permitted in the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

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Section 9

Height Restrictions

Structures and buildings may be erected to a height as follows:

Regional Mall

The allowable building height for the mall structure(s), including architectural features, shall be no more than one hundred feet (100') from finished grades. Building height may be up to (90'), with the ability to increase at a ratio of one foot (1') of height for each additional one foot (1') of setback from any public street right of way up to a maximum height of 100 feet (100').

Community Commercial

Non-office structures or buildings shall not exceed forty feet (40') in height within one hundred feet (100') of an adjacent parcel zoned for residential or agricultural use. Beyond the one-hundred foot (100') distance, the allowable height may increase at a ratio of one foot (1') of height for each additional one foot (1') of setback from the public street right of way up to a maximum height of sixty feet (60').

Office buildings shall not exceed forty feet (40') in height. The allowable height may be increased at a ratio of one foot (1') of height for each additional one foot (1') of height for additional one foot (1') of setback from the public street right of way up to a maximum of seventy feet (70').

Office/ Entertainment

Office and hotel buildings shall not exceed forty feet (40') in height. The allowable height may be increased at a ratio of one foot (1') of height for each additional one foot (1') of height for additional one foot (1') of setback from the public street right of way up to a maximum of seventy feet (70').

Non-office structures or buildings shall not exceed forty feet (40') in height within one hundred feet (100') of an adjacent parcel zoned for residential or agricultural use. Beyond the one-hundred foot (100') distance, the allowable height may increase at a ratio of one foot (1') of height for each additional one foot (1') of

setback from the public street right of way up to a maximum height of sixty feet (60').

Visitor Commercial Office and hotel buildings shall not exceed forty feet (40') in height. The allowable height may be increased at a ratio of one foot (1') of height for each additional one foot (1') of height for additional one foot (1') of setback from the public street right of way up to a maximum of seventy feet (70').

Non-office structures or buildings shall not exceed forty feet (40') in height within one hundred feet (100') of an adjacent parcel zoned for residential or agricultural use. Beyond the one-hundred foot (100') distance, the allowable height may increase at a ratio of one foot (1') of height for each additional one foot (1') of setback from the public street right of way up to a maximum height of sixty feet (60').

Multi-Family Residential No building or structure shall have a height greater than two (2) stories, nor greater than forty (40) feet, except as provided in the Elk Grove Zoning Code.

Section 10

Streetscape Design

The streetscape design for each of the roadways within the Project varies. The following pages list the streetscape characteristics, including dimensions for the roadway section, landscape corridor, and bicycle paths, for each of the Project roadways. Landscape treatments are also described for each roadway.

Streetscape Design

Kammerer Road

| | |
|---------------------------------|---|
| Location: | Generally along the southern edge of the Plan. |
| Road Section: | 96 feet curb to curb |
| Landscape Corridor: | 36 foot, measured from back of curb; includes six-foot sidewalk for pedestrian and bicycle use on north side of Kammerer Road and ten feet measured from back of curb on south side of Kammerer Road. |
| Pedestrian/Bicycle Path: | Six-foot pedestrian/bicycle path located a minimum of eight feet from back of curb. |
| Soundwalls/Fences: | None |
| Concept: | Kammerer Road is a regional thoroughfare connecting State Route 99 and I-5 with the 6,000 acres of new growth areas south of Elk Grove Boulevard. Landscaping along Kammerer Road should enhance the location of Kammerer Road adjacent to agricultural land uses south of the road. Plantings of vegetation along the south side of Kammerer Road should be dense enough to discourage trespass on the adjacent agricultural land and to provide a visual barrier. |
| Trees: | Alnus rhombifolia (White Alder) Cedrus deodara (Deodar Cedar) Gleditsia triacantho (Honey Locust) Populus nigra 'Italica' Lombardy Poplar) Quercus species (Oak) |
| Shrubs: | Abelia grandiflora (Glossy Abelia) Escallonia species (Escallonia) Ilex species (Holly) Pittosporum species (Tobira) Raphiol indica (India Hawthorn) |

Groundcovers:

Marathon II or equivalent (Turf)

Hemerocallis species (Daylily)

Trachelospermum jasmine (Star jasmine)

Streetscape Design

Promenade Parkway

| | |
|---------------------------------|--|
| Location: | Through center of Plan Area, in north-south direction. |
| Road Section: | 72 feet from north edge of project to the main mall entrance and 96 feet south of the mall entrance to Kammerer Road. |
| Landscape Corridor: | 25 feet, measured from back of curb, includes six-foot sidewalk for pedestrian and bicycle use. |
| Pedestrian/Bicycle Path: | Six-foot pedestrian/bicycle path located a minimum of eight feet from back of curb. |
| Soundwalls/Fences: | Only adjacent to multi-family residential in north end of Plan Area. |
| Concept: | Promenade Parkway is the primary roadway through the Lent Ranch Marketplace project and it connects the Plan Area with uses north and south. As a primary roadway, landscaping will be characterized by large street trees and large single species shrub groupings. |
| Trees: | Acer rubrum (Scarlet Maple) Calocedrus decurens (Incense Cedar) Platanus species (Sycamore) Populus nigra 'Italica' (Lombardy Poplar) Quercus species (Oak) Ulmus parvifolia (Chinese Elm) |
| Shrubs: | Berberis thunbergii (Japanese Barberry) Ligustrum japonicum 'Texanum' (Privet) Photinia species (Photinia) Pittosporum species (Tobira) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name) |

Groundcovers:

Marathon II or equivalent (Turf)
Gazania species (African Daisy)
Hemerocallis species (Daylily)

Streetscape Design

Lent Ranch Parkway

| | |
|---------------------------|---|
| Location: | In southern portion of Plan Area, connects Kammerer Road to Promenade Parkway in the Community Commercial land use district. |
| Road Section: | 72feet, curb to curb |
| Landscaping | Varies from six feet to twenty-five feet when fully landscaped adjacent to commercial land uses. |
| Pedestrian Path: | Pedestrian path adjacent to roadway |
| Soundwalls/Fences: | None |
| Trees: | Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree) |
| Shrubs: | Agapanthus orientalis (Lily of the Nile) Diosma pulchrum (Pink Breath of Heaven) Pittosporum species (Tobira) Pyracantha species (Firethorn) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name) |
| Groundcovers: | Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine) |

Streetscape Design

Major Collectors

| | |
|----------------------------|---|
| Location: | On west side of Plan Area, connecting to uses west of the Plan Area. |
| Road Section: | 72 feet, curb to curb |
| Landscape Corridor: | 10 feet, measured from back of curb |
| Pedestrian Path: | Six-foot pedestrian path/sidewalk adjacent to roadway |
| Concept: | Neighborhood streets are the roadways that connect the project to adjacent uses to the west and that separate some of the land use districts. The landscaping of these streets is intended to be of a smaller-scale to transition to the residential uses. |
| Trees: | Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree) |
| Shrubs: | Agapanthus orientalis (Lily of the Nile) Diosma pulchrum (Pink Breath of Heaven) Ligustrum japonicum 'Texanum' (Privet) Pittosporum species (Tobira) Pyracantha species (Firethorn) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name) |
| Groundcovers: | Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine) |

Streetscape Design

Interface with State Route 99

| | |
|----------------------------|---|
| Location: | On the eastern edge of the Plan Area. |
| Landscape Corridor: | Minimum 10 feet of landscaping adjacent to freeway, within project. |
| Soundwalls/Fences: | None |
| Trees: | Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree) |
| Shrubs: | Agapanthus orientalis (Lily of the Nile) Diosma pulchrum (Pink Breath of Heaven) Pittosporum species (Tobira) Pyracantha species (Firethorn) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name) |
| Groundcovers: | Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine) |

Section 11

Landscaping

This section establishes the general landscape concepts for Lent Ranch Marketplace SPA. The intent of these Guidelines is to provide flexibility and diversity in plant selection, yet maintain a focused palette of plant materials to create unity within the Lent Ranch Marketplace development.

Suggested plant lists are provided in this section for each land use within this SPA. Species with low biogenic emissions are preferred. Species including Liquidamber styraciflua, Magnolia groundflora and Sequoia sempervirens are not permitted due to their higher biogenic emissions.

11.1 Landscape Objectives

- Reinforce the vehicular, bicycle, and pedestrian links from the regional mall to the adjoining land use districts and from neighboring residential developments.
- Provide a distinct and scenic appearance for travelers on State Route 99 and surface streets in and around the Lent Ranch Marketplace.
- Provide a plant material hierarchy. Locate large bold plant materials adjacent to main streets, intersections, entries and large commercial buildings. Locate medium to small plant materials adjacent to neighborhood streets, parking lots and residential areas.
- Minimize adverse visual and environmental impacts of large paved areas through the use of perimeter plantings and the dispersal of landscaped islands within parking lot areas.
- Separate loading areas, trash collection areas and utility equipment.

-
- Screen parking lots from streets while allowing views into the land use districts and buildings.
 - Buffer edges between commercial land uses and residential areas.
 - Provide for human scale, shade, visual organization and color within parking lots and pedestrian plazas.

11.2 Street Trees

Street trees, subordinate trees and median trees should be installed as specified for each streetscape. Should a particular tree species be found to be incompatible due to soil type, disease or other natural constraint, a similar species in form and characteristics may be substituted upon approval of the Planning Director.

Street trees are to be located adjacent to the street between curb and the walk and are to be set back a minimum of five feet (5') from back of curb.

Subordinate trees for each street include a selection for canopy, accent and screening use. A mix of seventy percent (70%) evergreen and thirty-percent (30%) deciduous subordinate trees shall be provided.

Median trees are to be planted thirty feet (30') on center near the centerline of median.

Accent trees should be utilized to define entrances and median ends, add variety in form and color, and highlight focal points. Screen trees are used adjacent to residential walls and other areas where screening is desired.

Accent trees should be utilized to define entrances and median ends, add variety in form and color, and highlight focal points. Screen trees are used adjacent to residential walls and other areas where screening is desired.

Plant material container sizes for all street trees, median trees and subordinate trees shall be mixed in a variety of 24-inch box, 15-gallon and smaller varieties, such that there is no more than fifty percent of any one size.

Along Kammerer Road from State Route 99, to enhance building frontages and at other key project locations to mark significant features of the Project, 24-inch box trees shall be the predominant tree size.

11.3 Shrubs

Low and medium shrubs should be used to accent and delineate vehicular and pedestrian ways, and to provide a landscape screen of cars in parking lots. Tall shrubs should be used to provide scale and to provide screening of soundwalls and fences.

Shrub plantings should consider pedestrian and vehicular sight lines and security issues.

All shrubs should be planted from minimum one-gallon containers.

Groundcovers should be utilized to fill in the groundplane, control erosion and provide colorful accent as entry delineators. Low water use varieties should be used.

Turf is the preferred groundcover between the back of curb and walkways, and in areas of high activity. Alternative groundcover and shrubs should be used behind back of walkways and in medians. Landscaping other than turf is recommended in medians.

A concrete mow strip should separate turf and groundcover planting strips.

Inorganic groundcovers such as boulders, river rock and other materials may be used. Mulch should be fire resistant and subject to approval by the Fire Department.

Landscaping

11.4 Regional Mall

- Concept:** Structures in the Regional Mall land use will be large to accommodate a variety of retail stores. As such, large size trees may be situated adjacent to exterior building walls to soften the scale and appearance of the buildings. Landscaping should transition among buildings and pedestrian walkways through the layering of shrubs, floral border plantings and bedding. Colorful small/human scale plantings, seating and landscape features (at plazas) should be used to enhance areas used by pedestrians.
- Trees:** Acer rubrum (Scarlet Maple)
Celtis sinensis (Chinese Hackberry)
Podocarpus gracilior (Fern Pine)
Platanus racemosa (California Sycamore)
Zelkova serrata (Zelkova)
Sophora Japonica (Pagoda Tree)
Pistacia chinensis (Chinese Pistache)
Cinnamomum camphora (Camphor)
- Shrubs:** Abelia grandiflora (Glossy Abelia)
Agapanthus orientalis (Lily of the Nile)
Escallonia rubrum (Escallonia)
Lagerstroemia indica (Crape Myrtle)
Ligustrum japonicum 'Texanum' (Privet)
Phormium tenax (New Zealand Flax)
Photinia fraseri (Red-leaf Photinia)
Pittosporum species (Tobira)
Raphiolepis indica (India Hawthorn)
- Groundcovers:** Marathon II or equivalent (Turf)
Gazania species (African Daisy)
Hemerocallis species (Daylily)
Hypericum calycinum (Creeping St. Johnswort)
Trachelospermum asiaticum (Asian Jasmine)

Landscaping

11.5 Community Commercial, Office/Entertainment Visitor Commercial

- Concept:** Trees and plants should be chosen to provide visual relief and scale in relation to building mass, which will vary. Colorful plantings should be used to accent building entries, pedestrian areas and parking areas. Special consideration should be given to heavy low-level landscape separation of State Route 99 in the Visitor Commercial land use, as well as colorful tree massing that is visible from Highway 99.
- Trees:** Acer rubrum (Scarlet Maple)
Celtis sinensis (Chinese Hackberry)
Platanus racemosa (California Sycamore)
Podocarpus gracilior (Fern Pine)
Zelkova serrata (Zelkova)
Sophora Japonica (Pagoda Tree)
Pistacia chinensis (Chinese Pistache)
Cinnamomum camphora (Camphor)
- Shrubs:** Abelia grandiflora (Glossy Abelia)
Agapanthus orientalis (Lily of the Nile)
Escallonia rubrum (Escallonia)
Lagerstroemia indica (Crape Myrtle)
Ligustrum japonicum 'Texanum' (Privet)
Phormium tenax (New Zealand Flax)
Photinia fraseri (Red-leaf Photinia)
Pittosporum species (Tobira)
Raphiolepis indica (India Hawthorn)
- Groundcovers:** Marathon II or equivalent (Turf)
Gazania species (African Daisy)
Hemerocallis species (Daylily)
Hypericum calycinum (Creeping St. Johnswort)
Trachelospermum asiaticum (Asian Jasmine)
Lantana montevidensis (Trailing Lantana)
Verbena spp. (Verbena)

Landscaping

11.6 Multi-Family Residential

- Concept:** Landscaping in the multi-family residential land use district should create a garden-like atmosphere, both adjacent to the buildings as well as surrounding pedestrian and common areas. Colorful and interesting plant forms should be used to provide visual interest at the pedestrian level.
- Trees:** Acer rubrum (Scarlet Maple)
Betula pendula (European White Birch)
Liriodendron tulipifera (Tulip Tree)
Pinus canariensis (Canary Island Pine)
Platanus racemoso (California Sycamore)
Pyrus kawakamii (Evergreen Pear)
Robinia "Idaho Pink" (Idaho Pink Locust)
Ulmus parvifolia (Chinese Elm)
Zelkova serrata (Zelkova)
- Shrubs:** Aucuba japonica (Japanese Aucuba)
Agapanthus orientalis (Lily of the Nile)
Berberis thunbergii (Japanese Barberry)
Camellia japonica (Japanese Camellia)
Gardenia jasminoides (Gardenia)
Ilex spp. (Holly)
Rhododendron indica (Azalea)
- Groundcovers:** Marathon II or equivalent (Turf)
Campanula poscharskyana (Serbian Bellflower)
Fragaria chiloensis (Ornamental Strawberry)
Hemerocallis species (Daylily)
Lantana montevidensis (Trailing Lantana)
Trachelospermum jasminoides (Star Jasmine)

11.7 Parking Lot Landscaping

The following standards apply to all parking areas:

- Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen service areas, shall be provided between parking area and right-of-way.
- Varied tree and plant species shall be used throughout the parking area. No one species shall comprise more than 75% of the plantings within each of the following categories: shade tree, screen tree, shrub.
- At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the lot.
- Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is encouraged.
- Where automobile bumpers overhang landscaped planters, two (2) feet of clear area unobstructed by trees or shrubs shall be provided for overhang.
- A landscaped island shall be provided for every twenty (20) parking spaces.
- Landscaped islands, interstall planters and peripheral landscaping together shall total at least 7.5% of the total parking lot area where less than fifty (50) parking spaces are required and 10.0% percent of the total parking lot area where more than fifty (50) parking spaces are required, in the Regional Mall land use district, 5.0% of the total parking lot shall be landscaped.
- Where parking areas are located adjacent to residential uses, they shall be separated from the residential area by a decorative solid masonry wall six (6) feet in height and an appropriate landscape buffer. This requirement does not apply to parking areas within the multi-family residential district.

-
- Parking lot design shall include covered or tree-shaded pedestrian pathways between transit facilities (bus stops) and building frontages for each District.
 - Parking lot paving materials shall be 100% natural-colored, without the standard dark-colored pigment.

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Section 12

Off-Street Parking

The purpose of this section is to require off-street parking spaces for all land uses within the Lent Ranch Marketplace SPA sufficient in number to accommodate the demands of the land use at a given location at a given point in time.

12.1 Vehicle Parking Requirements

Parking requirements for specific land uses are listed on Table 12-1. Where parking requirements are not provided below for a specific land use, the requirements for parking contained in Title III, Chapter 3, Article 2 shall apply. No more than twenty percent (20%) of the required number of parking spaces may be used for compact parking spaces.

**Table 12-1
Parking Requirements**

| | |
|------------------------|--|
| Regional Mall | For regional malls (facilities with more than 350,000 square feet of gross leasable area), including theaters, restaurants, offices, financial institutions, services and perimeter facilities utilizing a common parking area through reciprocal easement agreements, parking shall be provided at a minimum ratio of four and one-half (4.5) spaces for every one thousand (1,000) square feet of gross leasable area (GLA). Additional parking may be provided as long as minimum parking requirement is met. |
| Commercial Uses | For general retail activities including community commercial uses - excluding outdoor garden & sales areas, and other developments which are predominantly retail commercial and utilize a common parking area through reciprocal easement agreements, parking shall be |

| | |
|--|---|
| | provided at a ratio of at least five (5.0) spaces for every one thousand (1,000) square feet of gross floor area. |
| Office | <p>For professional offices and office uses not listed elsewhere herein, parking shall be provided at a ratio of at least three and one-half (3.5) spaces for every one thousand (1,000) square feet of gross floor area. Interior hallways, elevators, storage and non-tenant space need not be counted in determining gross floor area. Medical and dental offices in excess of ten (10) percent of the gross floor area of the office complex shall provide parking in accordance with the Medical and Dental Office requirement.</p> <p>Office uses shall provide covered or tree-shaded carpool/vanpool parking areas adjacent to building entrances. Covered carpool or tree-shaded carpool/vanpool areas shall be reflected in site development plans.</p> |
| Medical and Dental Offices | For medical and dental offices and complexes, parking shall be provided at a ratio of at least five (5.0) spaces for every one thousand (1,000) square feet of gross floor area. If located within a regional mall or other mixed use development which is predominantly retail commercial, the appropriate regional mall requirement applies, provided that there are reciprocal easement agreements and the total cumulative gross floor area of this use does not exceed ten percent (10%) of the gross floor area of the regional mall. The greater requirement shall apply to that portion of the cumulative floor area exceeding ten percent (10%) of the gross floor area of the commercial area. |
| Financial Institutions (Banks, Savings and Loans and Credit Unions) | For banks, savings and loans, credit unions, and financial institutions other than Banks, parking shall be provided at a ratio of at least five (5) spaces for every one thousand (1,000) square feet of gross floor area. If located within a |

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| | development which is predominantly retail commercial, the appropriate commercial requirement applies provided that there are reciprocal easement agreements and the total cumulative gross floor area devoted to banks within the commercial area does not exceed ten percent (10%) of the gross floor area of the development within the district. The greater requirement shall apply to that portion of the cumulative floor area exceeding ten percent (10%) of the gross floor area of the commercial district(s). |
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| Restaurants and Bars | <p>For restaurants, bars and meeting rooms totaling more than three thousand five hundred (3,500) square feet in gross floor area, parking shall be provided at a ratio of eight (8) spaces for every one thousand (1,000) square feet of gross floor area. For restaurants, bars and meeting rooms totaling less than 3,500 square feet in gross floor area, parking shall be provided at a ratio of at least one (1) parking space for every three (3) seats based upon the capacity of the fixed and movable seating area as determined by the Uniform Building Code.</p> <p>If located within a predominantly retail commercial development, the commercial requirement applies provided that there are reciprocal easement agreements and the total cumulative gross floor area devoted to restaurants, bars or meeting rooms within the development does not exceed fifteen percent (15%) of the gross floor area of the center. For that portion above fifteen percent (15%), parking shall be based on the ratio of (8) spaces for every one thousand (1,000) square feet of gross floor area.</p> |
| Physical Fitness Centers and Similar Uses | For physical fitness centers, health studios, and similar uses, at least six (6.0) spaces per 1,000 square feet of gross floor area shall be provided. If located within a commercial development, the |

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| | commercial requirement applies. |
| Theaters | For theaters, auditoriums and similar places of public assembly with fixed seating, parking shall be provided at the ratio of at least one (1) parking space for every three and one-half (3.5) seats. If located within a regional mall, shared parking ratios may be utilized to reduce the overall parking requirements. |
| Child Day Care Centers | Child day care facility, childcare centers, and similar uses licensed by the County or State, shall provide at least one (1) parking space for each employee plus one (1) parking space for every eight (8) children in attendance. |
| Motels and Hotels | Motels, hotels and auto courts shall provide at least one (1) parking space for each guest room. When other uses are located on the hotel/motel premises such as restaurants and bars, seventy percent (70%) of the parking requirements for restaurants and bars shall be provided in addition to the guest room parking requirement. |
| Apartments, Condominiums, Townhouses and Cluster Development | Two parking spaces shall be provided for each dwelling unit with more than one bedroom. 1.5 parking spaces shall be provided for each one (1) bedroom unit. In addition, 0.6 parking space per unit shall be provided for guest parking. |

12.2 Shared Parking

Parking facilities for multiple land uses may be shared where it can be demonstrated by a shared parking analysis that the two or more uses have peak parking demands that occur at different times and that there will be no significant parking impact. Shared parking may be utilized for such uses, thereby resulting in an overall parking reduction. Shared parking may be utilized for two or more land uses or

for a multi-tenant building(s). All land uses within the Lent Ranch Marketplace SPA, with the exception of the parking within the multi-family residential land use district, are eligible for shared parking.

The shared parking program is outlined on Table 12-2.

**Table 12-2
Shared Parking**

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| Uses Proximate to One Another | For land uses in close proximity to each other that operate or are used at varying times of the day or week, the Planning Director may allow shared parking facilities to satisfy the parking requirements of such uses if the parking facilities are within one-quarter (1/4) mile (1,320 feet) of all primary entry areas to buildings being served by such facilities. Such uses qualify for a total parking reduction of not more than fifty percent (50%) of the total parking required of both uses combined. |
| Opposite Parking Demand Periods | When two (2) or more land uses, or uses within a building, have distinctly different hours of operation (e.g., office and church) and peak parking demand periods, such uses may qualify for shared parking. Required parking for the two or more land uses shall be based on the use that demands the greatest amount of parking. |
| Opposite Hours of Operation | If two (2) or more land uses, or uses within a building, have different daytime hours of operation (e.g. bowling alley & auto parts store), such uses qualify for a total parking reduction of not more than fifty (50) percent of the total parking required of both uses combined. |

12.3 Shared Parking Program

A parking study, prepared by a traffic engineer, for shared parking may be submitted to the Planning Director for review. The shared parking proposal should include a summary of the proposed land uses proposed to share parking, the parking demands and requirements of each use and a proposal for sharing parking facilities among uses. The applicant shall show that there is no substantial conflict in the principal operating hours or uses for the buildings or uses for which the joint use of off-street parking facilities is proposed.

The Planning Director has the discretion to evaluate proposals for shared parking. Parties concerned in joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument.

Section 13

Floor Area Ratio

Floor area ratios (FAR) provide unique design flexibility in determining whether a low building covering most of a lot is beneficial or whether a taller building covering a smaller portion of the lot is appropriate. FAR is determined by dividing total gross leasable area in square feet by total lot area in square feet. For example, a 20,000 square foot building on a 40,000 square foot lot yields a floor area ratio of 0.5.

Maximum floor area ratios for any use within the Specific Plan area shall be established as follows:

Office buildings: 0.6 of the total lot area.

Retail/Commercial buildings: 0.30 of the total lot area.

Regional mall: 0.4 of the total lot area.

Office uses and other uses with a FAR greater than 0.75 shall be located within one-eighth (1/8) mile of a planned transit stop.

The maximum FAR may be increased as shown below. The total bonus shall not exceed fifty (50) percent of the permitted FAR. For example, an office building with a permitted FAR of 0.6 may be increased in floor area to a maximum FAR of 0.9 if several of the following amenities are provided.

The permitted FAR bonus shall be determined by the Planning Director, based upon its determination of the significance of amenities provided on the site.

1. Buildings providing structured parking: Bonus not to exceed twenty (20%) percent of the permitted FAR.
2. Buildings providing amenity areas such as pedestrian arcades or plazas with significant visual features: Bonus not to exceed fifteen (15) percent of the permitted FAR. Any amenity area for which a bonus is granted must comply with the following criteria:
 - The area must be in addition to that necessary to meet landscaping, park and setback requirements.
 - Minimum size: The area must contain a minimum of 4,000 square feet.
 - Location: All amenity areas must be adjacent to, and approximately level with, a public street. The difference in grade between the amenity area and the street shall not be more than three (3) feet although this requirement is not intended to prevent mounding or terracing of landscaping within the amenity area.
 - Visibility: The interior of the amenity area shall be visible from the street for security purposes.
 - Seating: One linear foot of bench or seating shall be provided for every 40 square foot of amenity area. Seating may be in the form of ledges.

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- Sunlight patterns: The amenity area shall be able to receive direct sunlight on at least 30% of the surface area from 10 a.m. to 2 p.m. between the spring and fall equinox.
 - Design and landscaping: At least one major element, such as artwork or water, shall be included in the amenity area. The dominant landscape elements shall be trees and turf. The amount of impervious surface should not exceed 40% of the amenity area unless unique design circumstances exist.
3. Additional landscaping, lakes, golf course or other open space amenities: Bonus not to exceed twenty (20) percent of the permitted FAR.
 4. Supportive uses within office buildings that provide services to employees, such as cafeterias, lounges, recreational areas, or child care facilities, may be determined to be exempt from maximum FAR requirements. Determination of whether a proposed use qualifies for this exemption shall be made by the reviewing agency. This exemption may be granted only if the property owner enters into an agreement with the agency ensuring that such area remains in the exempt use.

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Section 14

Signage

14.1 General Requirements and Standards

Except as provided in this SPA, signage within the Project shall comply with the requirements, standards, and other provisions of the City's Zoning Code.

14.2 Standards for Districts A-G

The development standards (e.g., maximum area, height, number, type) for signs within Districts A through G (the Regional Mall, Community Commercial, Office and Entertainment, and Visitor Commercial districts) shall be established as part of the required District Development Plans for each district, as provided in Section 5.

14.3 Standards for District H (Multi-family Residential)

The size, area, and location of signage in District H shall be no greater than that allowed for any equivalent development as provided in the applicable Zoning Code.