

# **Lent Ranch Marketplace Special Planning Area**



**As Approved by City Council**

June 27, 2001

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# Introduction

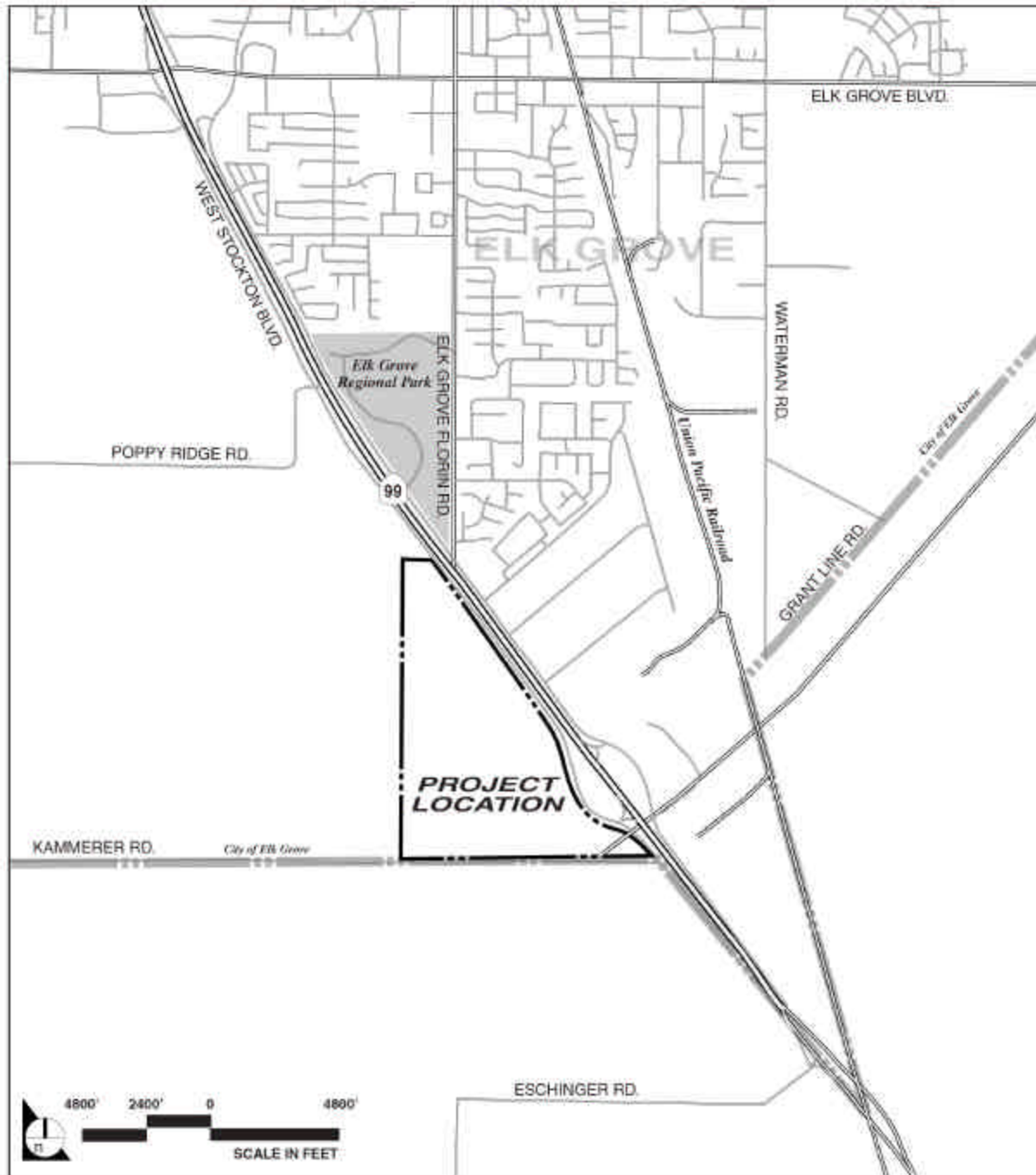
The proposed project is the Lent Ranch Marketplace Project (“Project”). The Project is located on approximately 295± acres (“Project Site” or “Site”) and is divided into five land uses consisting of a regional mall, community commercial, office and entertainment, visitor commercial, and multi-family 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, is rapidly changing to more urban uses. Large development projects are proposed in the immediate area. These projects are primarily residential in nature. Many of them are either being reviewed by the City or have already been approved and several approved residential projects in the area are undergoing construction. The Project will serve as a significant commercial community center for this rapidly growing residential 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 being within the Urban Policy Area (“UPA”) and the Urban Service Boundary (“USB”). The UPA is intended for urban development within the initial planning period of the General Plan. The zoning on the Project Site is proposed as a Special Planning Area.

**Figure 1-1  
Project Location**



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## **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. The SPA provides standards, guidelines, and procedures necessary to satisfy the provisions in the City’s Zoning Code (“Zoning Code”). Use of the 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 the SPA.

The 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 the SPA.
- Consistency with the City of Elk Grove General Plan

The 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., department stores, specialty shops, varied dining opportunities, entertainment) with community commercial (e.g., stores for books, music, electronics, linens, home



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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 the SPA is granted by Title II, Chapter 35, Article 6, of the Zoning Code, entitled Special Planning Area Land Use Zone.

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 the SPA and the City of Elk Grove General Plan.

Consistent with the City of Elk Grove Zoning Code, the City Council initiated the Special Planning Area process for the Lent Ranch Marketplace project on January 17, 2001. The City Council found that it was appropriate to consider the Project area as a Special Planning Area due to its location and planning circumstances related to the existing site and because the mix of land uses proposed in the Project require conditions not provided through the application of standard zone regulations.

The Council further found that the proposed Lent Ranch Marketplace project has significant features and circumstances that justify the placement of the project site within the SPA land use zone.

## **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. The SPA has been

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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.
- 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

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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 department stores 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.

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- 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.

The 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**

The 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 the 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, the SPA relies on regulations contained in the City Zoning Code. References to the City's Zoning Code contained herein refer to the City's Zoning Code in place at the time a development project is submitted.

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## **1.6 Environmental Review**

An Environmental Impact Report (EIR) has been prepared for the Lent Ranch Marketplace project. 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 the 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

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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 the SPA including the landscape corridors and street sections.

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## **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 within the SPA and guidelines for shared parking.

## **Section 13 Architectural Concept**

Section 13 discusses the architectural concept and building materials.

# Project Setting

The project site is in the southern portion of the City of Elk Grove. West Stockton Boulevard and State Route 99 form the easterly boundary of the Project site, and existing Kammerer Road is located along 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 on four individual parcels. The Assessor's Parcel Numbers (APNs) for the four parcels are 132-0152-002, 134-0600-019, 134-0220-068 and -069.

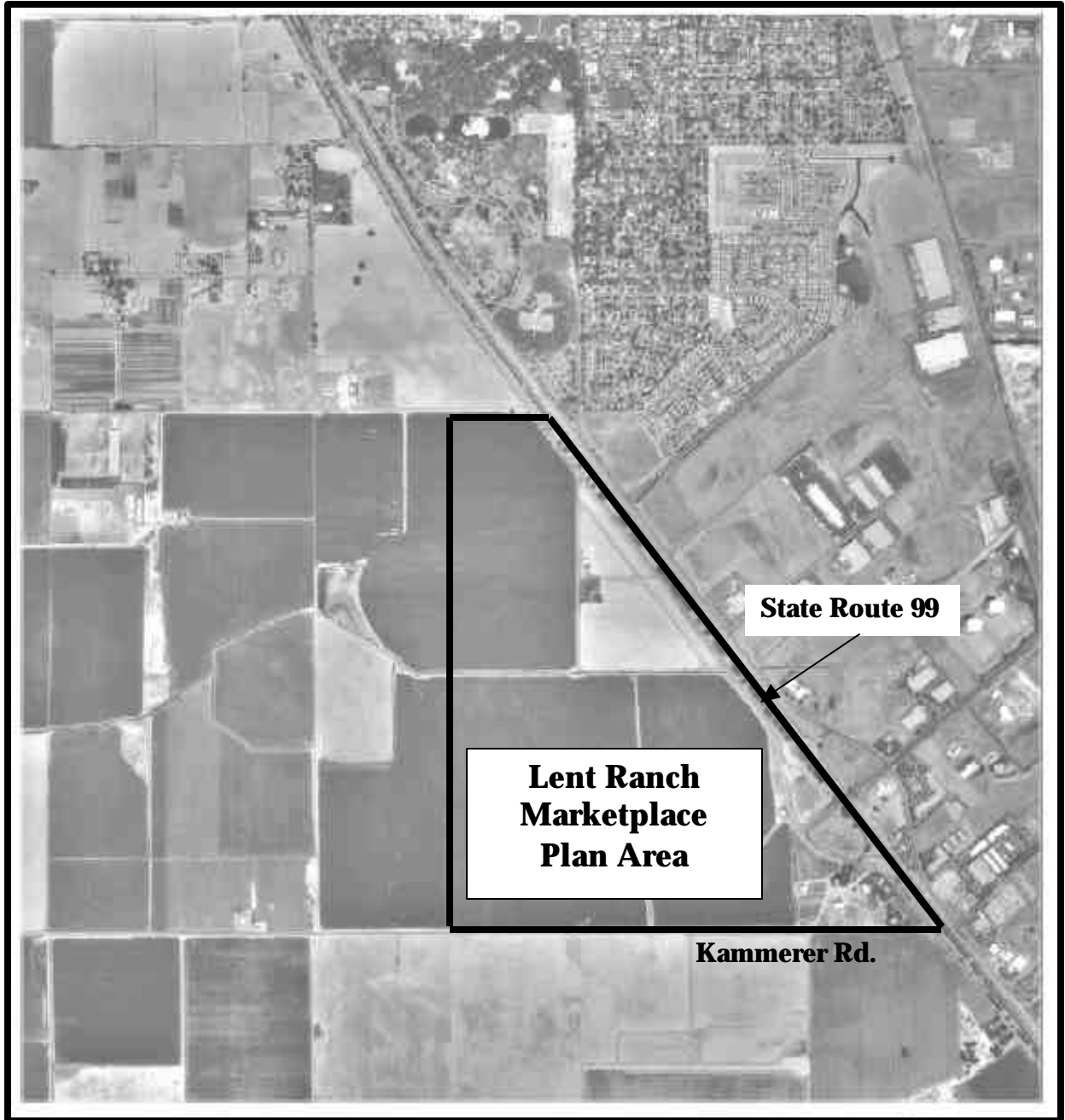
The Project site is nearly flat. Historically, the Site has been in agricultural production. Crops planted on the site include oats, barley, hay, and wheat. Four residences, two mobile homes, a bunkhouse, a barn, and eight support buildings occupy portions of the site.

There are a few small agricultural ditches on the site that vary between two and three feet in width. These ditches drain into a large ditch that roughly bisects the site from east to west and is approximately 20 feet in width. Several dirt roads also cross the site, and a small paved private landing strip is oriented approximately parallel to West Stockton Boulevard and is located on the northern portion of the property. An aerial photo (taken in 2000) of the project site is shown on Figure 2-1.

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. The site has been used for agricultural over the past fifty years and consequently, does not have significant natural features.



**Figure 2-1  
Aerial Photograph  
Taken in 2000**



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The Project Site is located within the Urban Policy Area (“UPA”) and within the Urban Services Boundary (“USB”) identified within the City of Elk Grove General Plan. The General Plan defines the UPA as an area where growth is anticipated to occur within the initial twenty-year planning period of the 1993 General Plan. Thus, the Site is both within the UPA and within the limits of the USB as designated on the General Plan diagram. The Site is also designated as an Urban Development Area (“UDA”). The UDA designation is defined as an area without a specific land use designation that will be assigned appropriate uses after completing additional study.

Land west and north of the Project site is currently agricultural with farmhouses and outbuildings. The Project site and the land west of the site are designated on the City’s General Plan Land Use Diagram as Urban Development Areas.

Existing land uses northwest and west of the Project site include vacant land and agricultural uses. These areas are designated within the County General Plan as Agricultural-Urban Reserve, and are zoned Agriculture (AG-20 and AG-80). Further to the north, development is planned in the proposed Laguna Ridge Specific Plan project area that includes residential and commercial uses. About two miles west of the project site, the recently-approved (April 2000) East Franklin Specific Plan will allow the development of commercial uses, community facilities, and up to 10,103 residential units.

To the east of the Project site across West Stockton Boulevard and 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.

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Primary access to the site is provided from State Route 99 from the Grant Line 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.

West Stockton Boulevard and Kammerer Road, both existing two-lane roadways, are the largest roadways on the Project site with two access driveways off of West Stockton Boulevard serving residential units. As of October 2000, West Stockton Boulevard has approximately 200 average daily trips and Kammerer Road has 900 average daily trips.

Public services and facilities serving the Project Site are limited. There are no public water, wastewater or drainage facilities currently serving the Project Site. Private wells provide water for existing residential and agricultural uses.

# Project Description

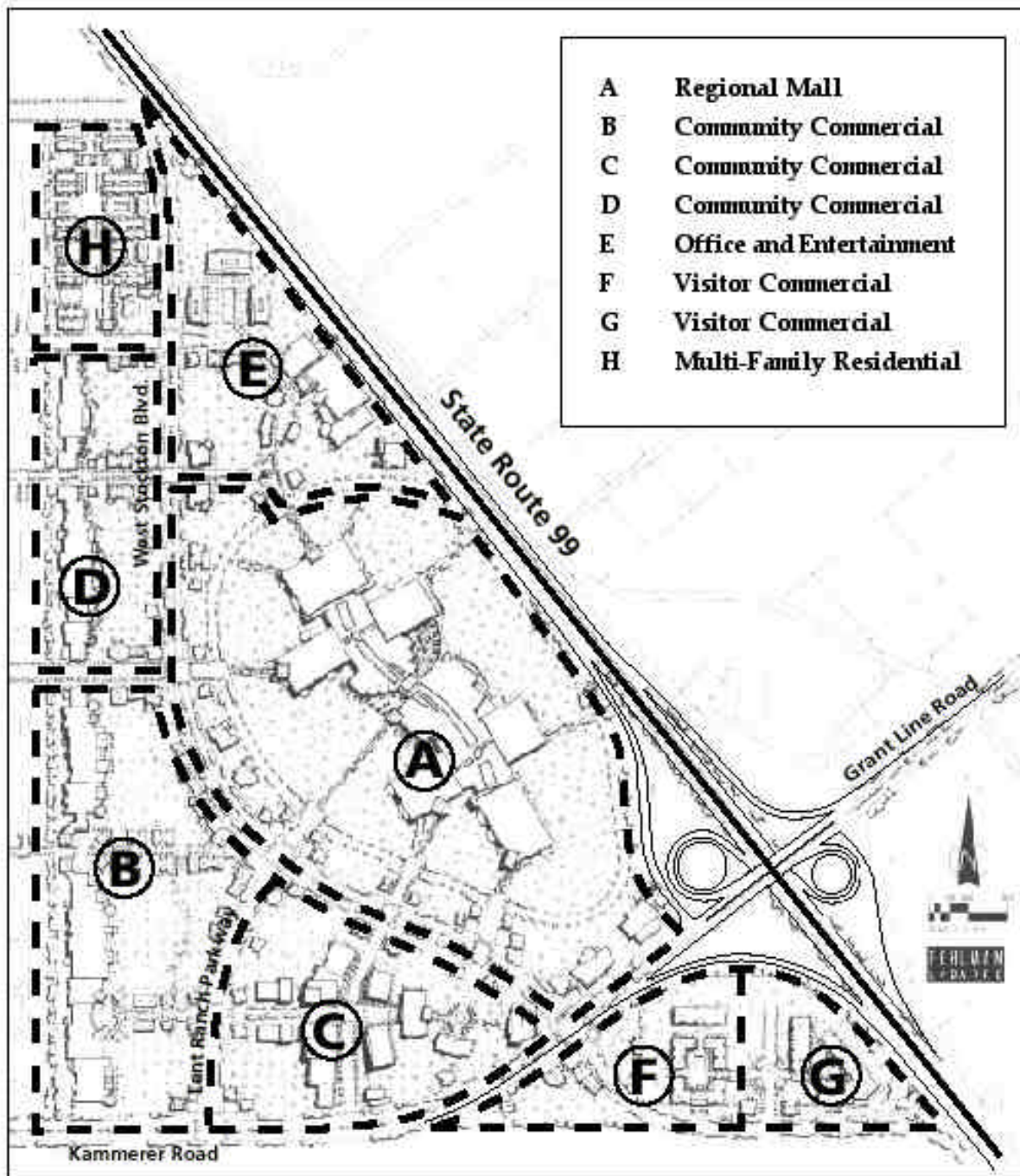
The Lent Ranch Marketplace project is envisioned to create a unique regional retail environment to serve the City of Elk Grove and the South Sacramento County region. The project includes a broad mix of land uses (retail commercial, office, entertainment, multi-family residential) in a comprehensively 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's designation as an Urban Development Area, its geographic location, and physical attributes characterize the site as suitable for urban uses. In 1993, the Project site was designated in the General Plan as an Urban Development Area (UDA). As a UDA, the Project site was identified as a site to be developed with urban land uses. However, the General Plan did not specify the specific urban uses that should be developed on the site. The Lent Ranch Marketplace project responds to the policy direction of the General Plan to develop urban uses on the project site.

## **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**



*All site design information is conceptual.*

The 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**

<b>District</b>	<b>Land Use</b>	<b>Acres (gross)</b>	<b>Units</b>
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). Within the SPA zone, each land use district is planned with a mix of land uses as shown in Section 4 of the SPA, Use Tables.

### **3.2 Land Uses**

Descriptions of each of the land uses follow.

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# Regional Mall

<b>Land Use:</b>	Regional Mall
<b>District:</b>	A
<b>Acreage:</b>	105.8 acres
<b>General Plan Designation:</b>	Commercial & Office
<b>Zoning:</b>	Lent Ranch Marketplace Special Planning Area
<b>Approximate Square Footage:</b>	1,300,000 square feet gross leasable area
<b>Intent:</b>	<p>The Regional Mall land use is planned to serve the City of Elk Grove and South Sacramento County and will include a minimum of three fashion department store anchors. 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 West Stockton Boulevard. 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>
<b>Uses Envisioned:</b>	<ul style="list-style-type: none"><li>▪ Department store anchors (five to six)</li><li>▪ In-line shops (ranging in size) connecting department stores</li><li>▪ Mid-size stores in outdoor retail promenade adjacent and/or connected to mall</li><li>▪ Retail commercial or office pads outlying the Regional Mall along roadways</li><li>▪ Restaurants (with alcohol sales)</li><li>▪ Entertainment uses (i.e., theaters)</li><li>▪ Auto uses ancillary to department stores</li><li>▪ Service Stations</li></ul>

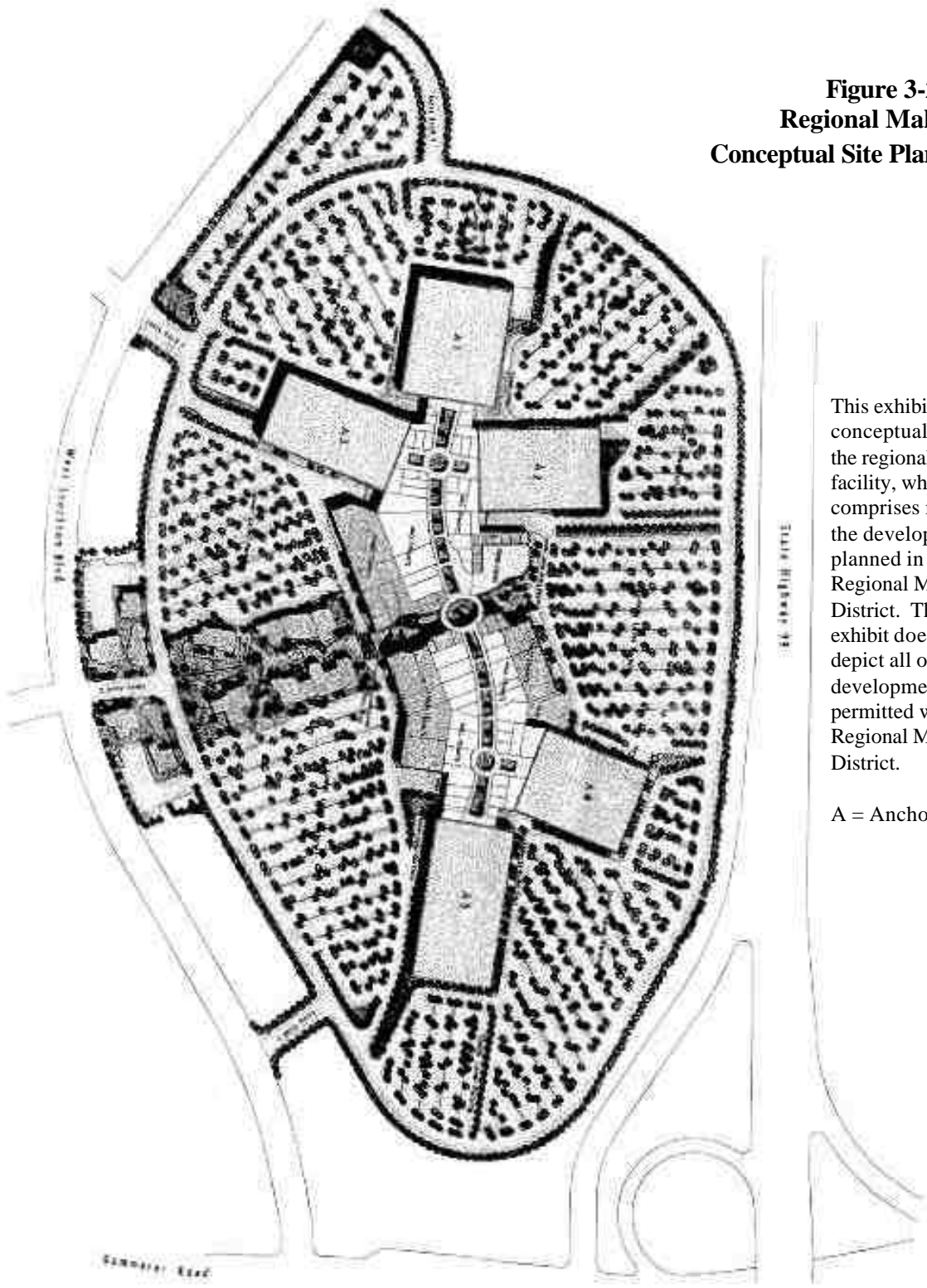
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- Financial Institutions
  - Low-rise office, professional offices

**Scale of Uses:** The Regional Mall district is intended to be distinguished from the Community Commercial, Office/Entertainment, and Visitor Commercial districts primarily by the scale of the regional mall itself. Commercial uses in this district will either be part of the mall itself or along the ring road, which loops through the District. Stand alone commercial uses not directly associated with the mall, such as uses outside the ring road shall be limited in scale as provided in this SPA.

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

**Site Plan** The conceptual site plan for the Regional Mall is shown on Figure 3-2.





**Figure 3-2  
Regional Mall  
Conceptual Site Plan**

This exhibit conceptually depicts the regional mall facility, which comprises most of the development planned in the Regional Mall District. This exhibit does not depict all of the development permitted within the Regional Mall District.

A = Anchor

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# Community Commercial

**Land Use:** Community Commercial

**Districts:** B, C, D\*

**Acreage:** District B: 48.4  
District C: 37.0  
District D: 26.7

**General Plan Designation:** Commercial & Office

**Zoning:** Lent Ranch Marketplace  
Special Planning Area

**Intent:** The Community Commercial land use creates, preserves and enhances opportunities for businesses that provide a variety of goods and services serving a community or regional market. The Community Commercial districts provide for the grouping of retail and service uses that are compatible in the types of commodities sold, the scope of services provided or the method of operation.

The Community Commercial districts may contain large-format (power center) and mid-size stores, offices and community commercial retail uses. 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.

The Community Commercial districts are transitional zones between the residential neighborhoods to the north and west and the Regional Mall to the east.

\*Multi-family is a permitted use in the Community Commercial District D (see the Multi-family residential section of this SPA for more information).

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**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.

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# 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.

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# Visitor Commercial

<b>Land Use:</b>	Visitor Commercial
<b>Districts:</b>	F, and G
<b>Acreage:</b>	District F: 15.4 acres District G: 15.6 acres
<b>General Plan Designation:</b>	Commercial & Office
<b>Zoning:</b>	Lent Ranch Marketplace Special Planning Area
<b>Intent:</b>	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.
<b>Uses Envisioned:</b>	<ul style="list-style-type: none"><li>▪ Hotels and motels</li><li>▪ Conference and convention centers</li><li>▪ Restaurants (with alcohol sales)</li><li>▪ Service Stations</li><li>▪ Offices</li><li>▪ Large-format retailers (such as home improvement stores, wholesale retailers) typically greater than 60,000 square feet that benefit from freeway visibility</li><li>▪ Public Facilities</li></ul>

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# Multi-Family Residential

**Land Use:** Multi-Family Residential

**District:** H

**Acreage:** 15.3 acres

**Approximate Number of Units:** 280 units (approximate)

**General Plan Designation:** Medium 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.

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### **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 the realignment of West Stockton Boulevard, extending south from Elk Grove Boulevard and from Kammerer Road, which accesses the Site from the west.

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

The primary roadway improvements that are planned for within the Project include the following:

- Reconfiguring West Stockton Boulevard from Kammerer Road north to the Project boundary;
- Extending Kammerer Road from the reconstructed Grant Line Road/State Route 99 interchange westerly to the existing Kammerer Road alignment, as shown on Figure 3-3;
- Widening the existing Kammerer Road from the new section of Kammerer Road to the western Project boundary;
- Constructing Lent Ranch Parkway between West Stockton Boulevard and Kammerer Road; and
- Constructing two interior roadways to provide access to the west.

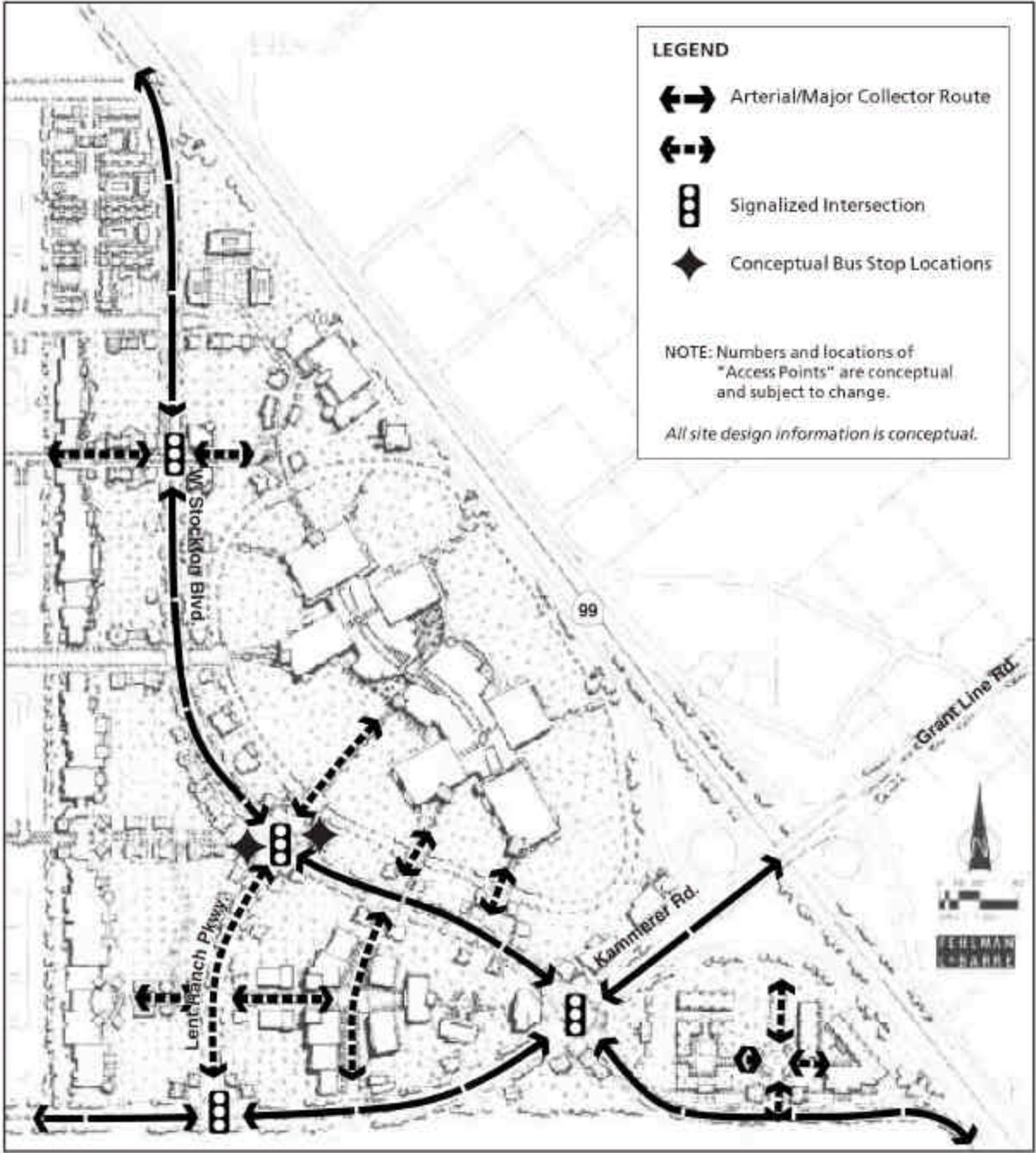
The Project will be served by a reconstructed interchange at Kammerer Road/Grant Line Road and State Route 99. Improvements to the Interchange are

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provided for in the General Plan and are currently  
(February 2001) under consideration by the City.



**Figure 3-3  
Circulation Plan**



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The reconstructed interchange will provide 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 Folsom and El Dorado County. Grant Line Road/Kammerer Road is shown on the General Plan to extend westerly to link to Interstate 5 at the existing Hood/Franklin Road interchange.

The plan area circulation system is illustrated in Figure 3-3 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 future 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 are designed to accommodate bikeways and pedestrian sidewalks. Class II and Class III bicycle pathways are planned within the landscape corridors of the project. Within the individual land use districts, pedestrian and circulation pathways should extend from the project pedestrian network to serve individual land uses.

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### **3.3.2 Transit**

When the project is developed, it is anticipated that that Sacramento Regional Transit District (RT) will provide transit services to the portion of the City of Elk Grove that includes the Project. Currently, the closest transit service to the Project site is provided by fixed bus routes (Routes 56 and 60) on Elk Grove Boulevard and East Stockton Boulevard. No evening or weekend service is provided on Routes 56 and 60. When the Project is developed, RT will provide transit service to meet demands of the Project Site.

The Project includes plans for two conceptual bus stop locations with transit waiting shelters on West Stockton Boulevard adjacent to the Regional Mall site. One bus stop location is provided for southbound traffic and the other for northbound traffic. Conceptual locations of the bus stops/shelters are shown on 3-3. Locations of bus stops will be determined by Regional Transit 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**

<b>Measure</b>	<b>Description</b>
<b>BICYCLE/PEDESTRIAN/TRANSIT</b>	
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
<b>PARKING</b>	
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.
<b>RESIDENTIAL DEVELOPMENT</b>	
Residential Density	Average residential density of twenty (20) units per acre or greater
<b>MIXED USE</b>	
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.
<b>BUILDING COMPONENTS</b>	
Low Emission Fireplace	Install lowest emitting commercially available fireplace
Ozone Destruction Catalyst	Install ozone destruction catalyst on air conditioning systems, in consultation with SMAQMD
<b>TDM &amp; MISC.</b>	
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

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### **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.

Within the SPA, 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.

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## **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 a 24-inch water transmission main from an off-site water treatment plant, located west of Waterman Road and north of Grant Line Road. The plant is scheduled for construction in 2001 to 2002 as part of the Zone 40 water system improvements. The water main connecting the water treatment plant along Waterman Road to the Project Site would proceed south from the water treatment plant to Grant Line Road, and then southwesterly along Grant Line Road across the reconstructed Grant Line Road/State Route 99 interchange to the proposed intersection of West Stockton Boulevard and Kammerer Road within the Project Site.

From this point, the water main would proceed northerly along West Stockton Boulevard. The size of the main would decrease to twenty inches between the Community Commercial districts of the Project. Continuing northerly along West Stockton Boulevard, the water main would ultimately be connected to a new water production and storage facility northwest of the Site within the proposed Laguna Ridge Specific Plan area. Figure 3-4, Water System, illustrates the general location of the connection points, on-site and off-site water transmission lines and the planned off-Site East Elk Grove water treatment plant

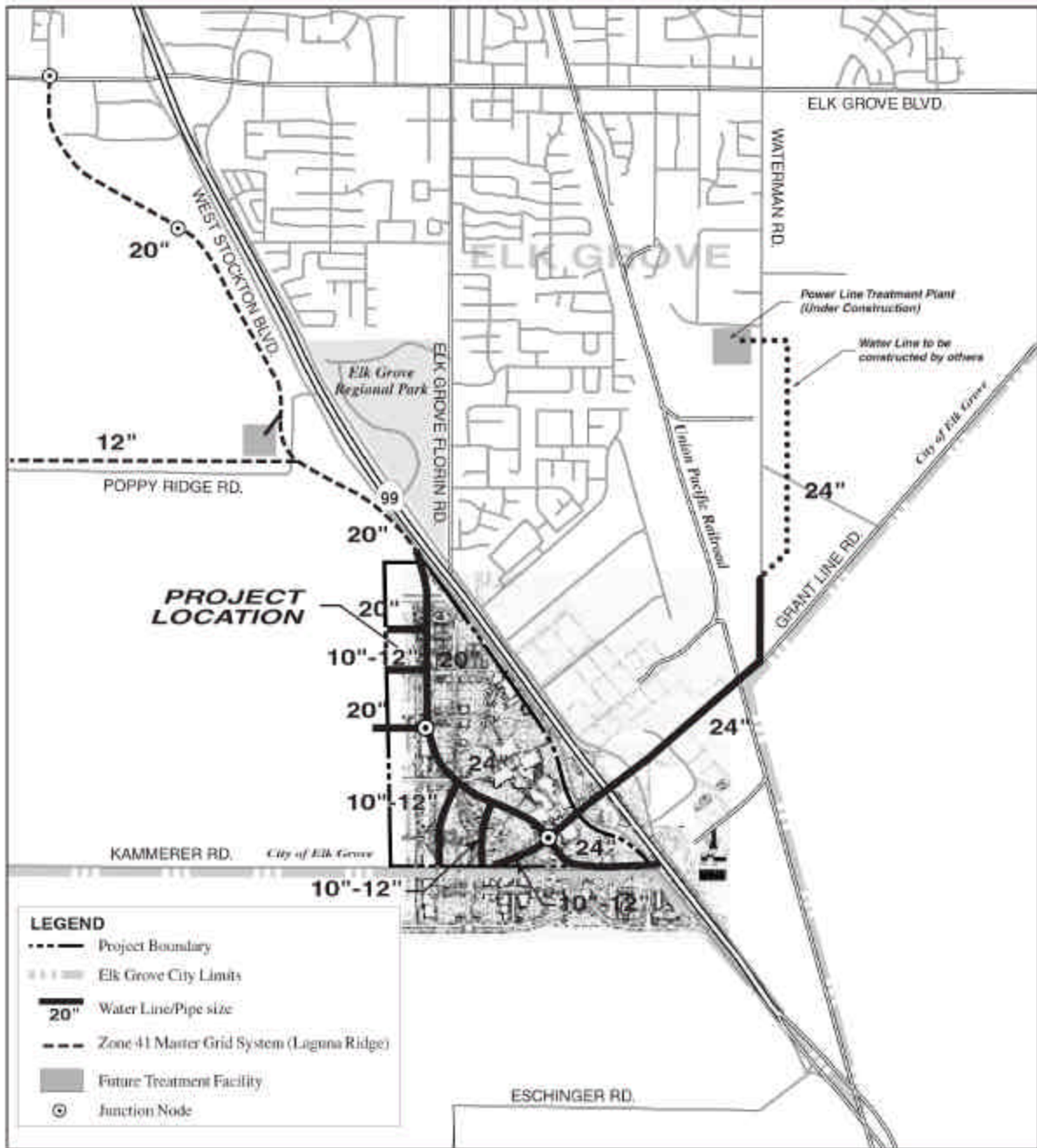
The water supplied from the East Elk Grove plant will be sufficient to provide water for the entire Project; the ultimate connection to the northwest would provide a second source of water in the long term.

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### **3.5.2 Sanitary Sewer**

The Project Site is within the jurisdictional boundaries of the Sacramento County Sanitation District No. 1 and Sacramento Regional County Sanitation District (“SRCSD”). The Project area is ultimately proposed to be served by a SRCSD interceptor line to be extended from the County wastewater treatment plant (which is northwest of the Project Site) through the East Franklin and Laguna Ridge Specific Plan areas. Development south of Elk Grove Boulevard will be connected to this future interceptor line. Preliminary alignments for the interceptor line have been determined from the treatment plant to the eastern side of the East Franklin Specific Plan area.

**Figure 3-4  
Water System**





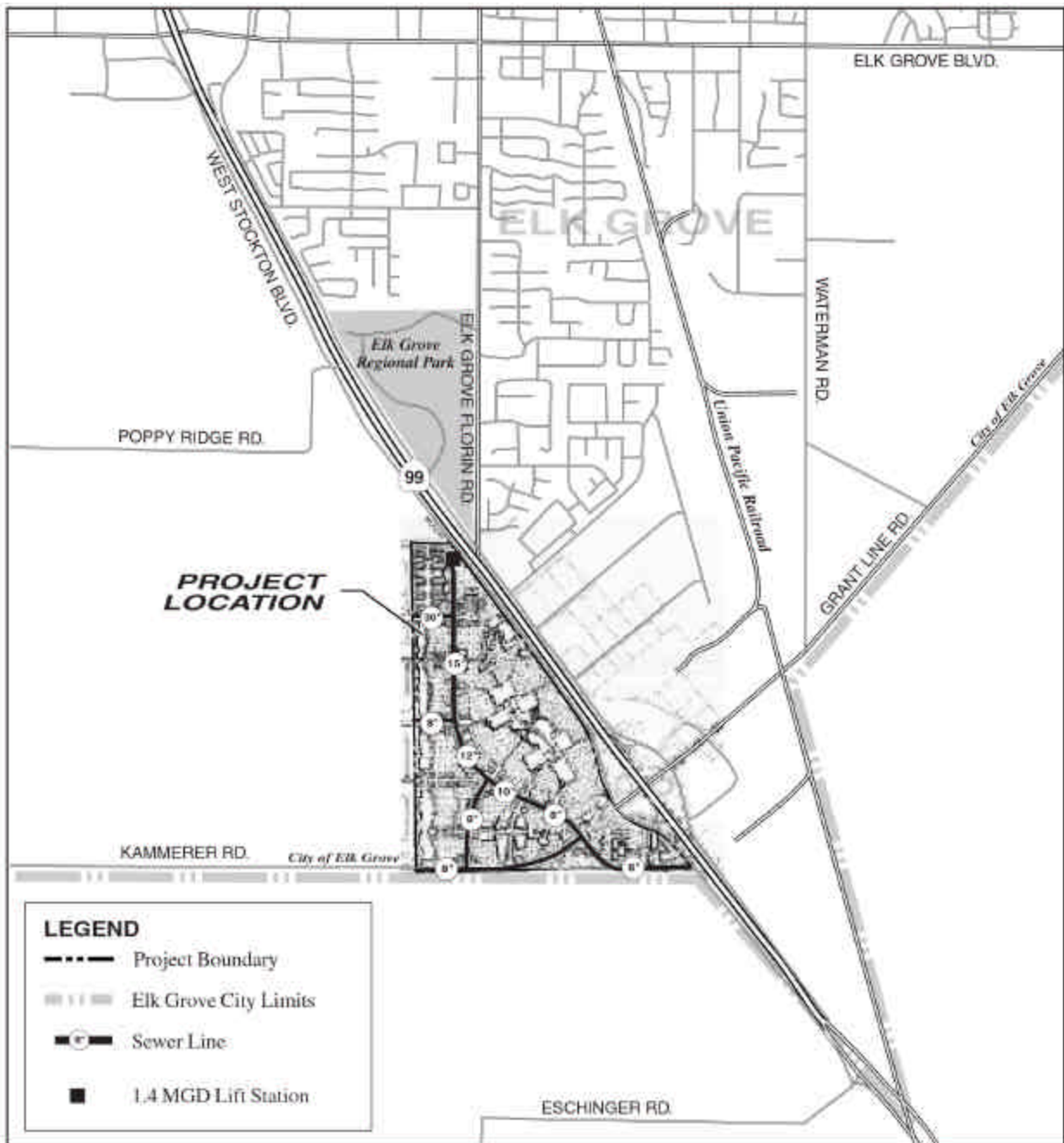
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Given the timing of the interceptor line construction and Project development, the Project Developer would construct interim wastewater system facilities to accommodate the Project, including connecting to an existing 30-inch trunk sewer line located along East Stockton Boulevard, east of State Route 99. The connection would be made by way of a lift station and force main, probably through an existing drainage culvert under State Route 99. Once the SRCSD interceptor line has been extended to the Site, the lift station would be removed and wastewater would flow by gravity through the interceptor system. Figure 3-5, Sanitary Sewer System, illustrates the location of sewer connection points and on-site and off-site sewer mains. The exact location of the off-Site connection to the west has not been determined.

### **3.5.3 Storm Drainage**

Drainage improvements include an eight-acre water quality and detention basin off-site, west of the Project Site boundary, which is proposed to control urban runoff from the Project Site. The basin incorporates an existing tailwater pond that has historically been used by Lent Ranch in its agricultural operations. The basin would be of sufficient size to reduce peak runoff to pre-development levels. Until downstream drainage improvements are completed, the runoff would be released into the existing agricultural ditch system at a rate not to exceed the pre-development levels. The runoff ultimately drains into the Beach Stone Lakes basin. Conveyance from the Project Site to the detention basin would be provided through a system of pipes and an open channel. The detention basin would function as a permanent water quality basin for the project and adjacent lands tributary to the basin.

**Figure 3-5  
Sewer System**



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### **3.5.4 Parks and Recreation**

Public parkland within the City is provided by the Elk Grove Community Services District's (EGCSD) park and recreation department. Regional parks are provided and maintained by the County of Sacramento. Consistent with the EGCSD 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**

Telephone service would be provided by Citizen's Utilities. Electricity would 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 would connect to extensions of the existing service lines, with the ultimate configuration to be approved by the service providers. The on-site service lines would be 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

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Energy Commission (Title 24 of the California Administrative Code) and adopted City energy conservation requirements.

### **3.6 Economic Considerations**

This Project would 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**

The Lent Ranch Project Public Facilities Financing Plan (“Financing Plan”) developed for the Project sets forth a strategy to finance the major public facilities required to serve the proposed land uses within the Project Site. The Financing Plan establishes a policy framework to guide the overall financing strategy for the major public facilities required for proposed land uses in the Project area. The purpose of the Financing Plan is to provide a detailed analysis of the costs required to provide necessary infrastructure to serve proposed development in the Project and to identify the probable funding sources for these facilities. The Financing Plan is intended to provide the Elk Grove City Council with information needed in making its decisions on the Project entitlements.

Financing mechanisms for needed infrastructure improvements and supporting public service facilities could possibly include, but are not limited to, private financing, assessment districts, fee districts, and Mello-Roos Districts.

The Financing Plan identifies costs and/or fees for major roadway, storm drainage, sanitary sewer, water supply, fire protection, park, library, school, and transit facilities required for the development of the Project.

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### **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.

The general approach to development of the Project assumes that a majority of the regional mall (approximately 1.1 million square feet of gross leasable area) and an additional 500,000 square feet of commercial space will be included in the first increment of development.

Significant roadway improvements will be constructed during the first increment of development including all roadways necessary for access to the project and adjacent areas. It is also assumed that the Grant Line Road/State Route 99 Interchange will be constructed coincidental with the first increment of the Proposed Project such that the Grant Line Road/State Route 99 interchange will be available to serve the Project Site.

Approximately \$38.4 million, or 77 percent of the total project related infrastructure costs will be expended or funded with the increment that includes the majority of the mall. The infrastructure items necessary to support development of the first increment of the project are listed in the Lent Ranch Marketplace Public Facilities Finance Plan.

The remaining mall and commercial square footage will be constructed in the remaining portions of the Project. The multi-family residential project will be constructed in response to market demand.

The specific facilities to be constructed and associated infrastructure financing for development are outlined in the Lent Ranch Marketplace Public Facilities Plan.

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### **3.9 Project Timing**

The preparation of construction documents and the construction of the first increment of the regional mall (approximately 1.1 million gross leasable square feet), including department stores, could begin following completion of necessary entitlements. The approval of the SPA is within Stage 1 of Entitlement Processing, as outlined in Section 5, Project Processing. Stage 2 of the entitlements would be necessary to construct the Regional Mall, as described in Section 5 of this SPA.

Once construction commences, the Regional Mall will require approximately twenty-four (24) months to construct. It is estimated that reconstruction of the Grant Line Road/State Route 99 interchange will take approximately the same period of time.

It is anticipated that other uses within the SPA would be constructed during this time, including some of the commercial, office and entertainment uses. The remaining square footage will build out as market conditions demand.

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## **Section 4**

# **Permitted Uses**

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

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## **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) Agriculture as a continuation of the existing land use, including all necessary structures and appurtenances.
- (2) Uses permitted in the Community Commercial District.
- (3) The following general uses typically found in a regional mall:
  - Arcade and entertainment uses (indoor and outdoor)
  - Fashion department Stores (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 department stores.

### **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



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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 the ring road may not exceed 1,300,000 square feet of gross leasable area (GLA). Within the “ring road,” no maximum or minimum size for any individual use is imposed by this SPA.

Individual uses within the Regional Mall district but outside the ring road may not exceed 20,000 square feet each. Buildings containing more than one use located outside the ring road, but within the Regional Mall district, may not exceed 30,000 square feet.

**Use Restriction**

The uses permitted and conditionally permitted within the Regional Mall district are planned as those that will support a regional mall facility (with a minimum of three fashion department store anchors) 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.

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## 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

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- (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.

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- (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.

### **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.

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### **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.

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## 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

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(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



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### **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 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 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.

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## **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.

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### **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 with 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.

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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.

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## **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.

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## **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.

# 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.

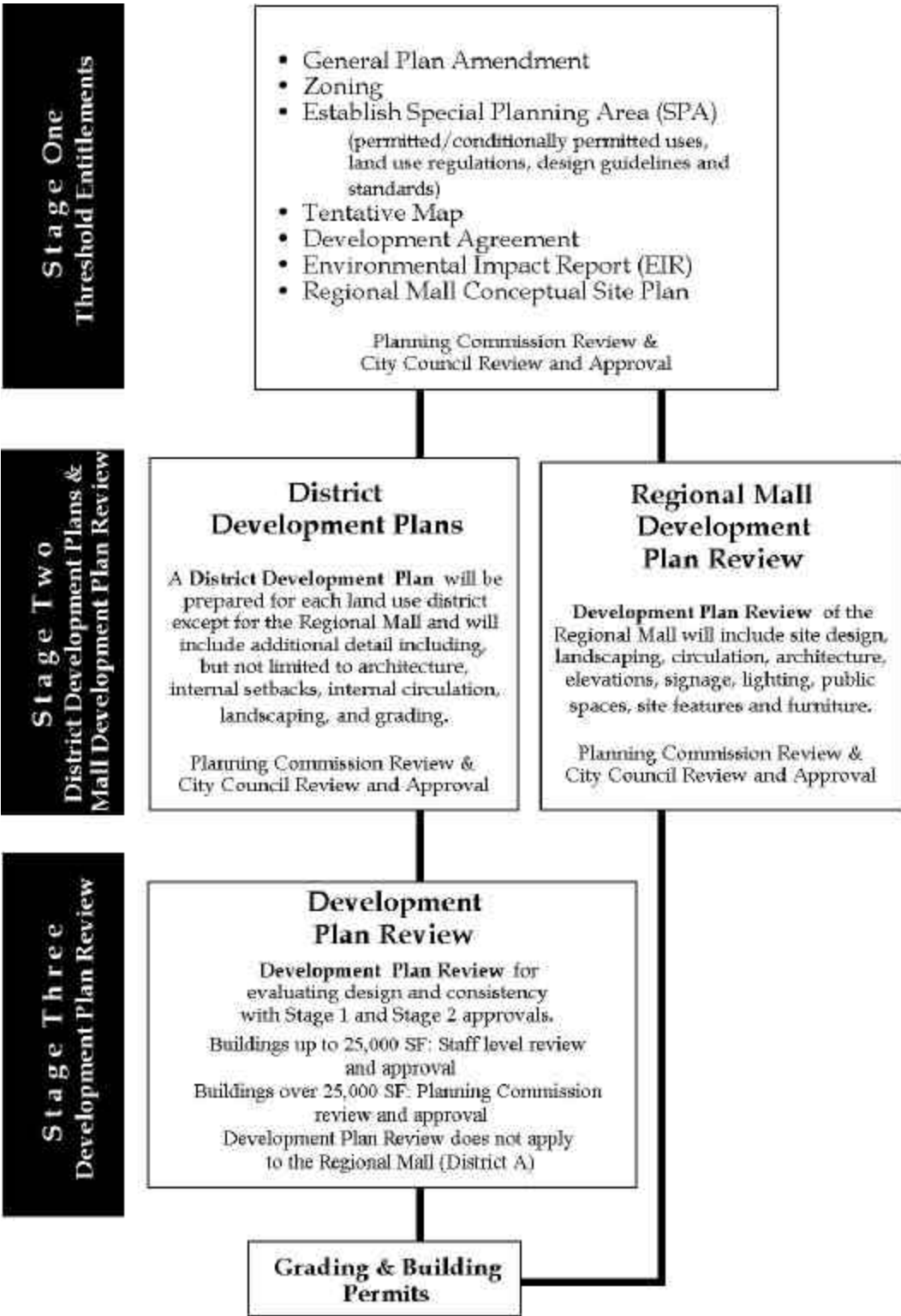
### 5.1.1 Stage 1 Threshold Entitlements

Stage 1, Threshold Entitlements, establishes the appropriate zoning for the Lent Ranch Marketplace project and includes threshold entitlements including the environmental document for the project, General Plan Amendment, Rezone, Tentative Map, Development Agreement and Regional Mall Conceptual Site Plan.

The following entitlements are requested in Stage 1:

1. Certification of the Lent Ranch Marketplace Environmental Impact Report (EIR);
2. General Plan Amendment
  - a. To change the land use designations for about 295± gross acres from Urban Development Area (UDA) to Commercial and Offices (279.5± acres) and Medium Density Residential (15.3± acres).

**Figure 5-1  
Staged Entitlements**





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- b. To modify the Transportation Diagram to reflect interior project roadways as appropriate.
  3. Zoning Ordinance Text Amendment to establish the Lent Ranch Marketplace Special Planning Area for approximately 295± acres. The draft 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 for 295± gross acres from Agriculture (AG-80) to the Lent Ranch Marketplace Special Planning Area (SPA).
  5. Tentative Subdivision Map, known as Lent Ranch Marketplace, to divide 295± gross acres into 11 (eleven) parcels.
  6. Transportation System Management Plan (TSM) pursuant to Section 330-147 of the Zoning Code for a regional mall and ancillary development.
  7. Development Agreement.
  8. Conceptual Site Plan for Regional Mall site (shown in Figure 3-2).

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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.

The SPA text amendment in Stage 1, contained herein, addresses the mandatory contents of a SPA Ordinance contained in the City of Elk Grove Zoning Code.

Stage 1 review shall be performed at the Planning Commission and City Council.

All Stage 2 and 3 submittals and approvals shall substantially conform to the requirements defined by the Stage 1 approvals. In approving the Stage 1 entitlements, the City Council may place conditions on the project to assure that the design and installation of the project shall be consistent with the intent of Stage 1 entitlements. In Stage 1, the Council may add conditions or standards applicable to District Development Plans and Development Plan Review (Stages 2 and/or 3) to assure that the project is reviewed and developed in an orderly manner.

### **5.1.2 Stage 2 District Development Plans and Mall Development Plan Review**

#### District Development Plans (DDP)

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. A separate DDP is required for each land use district, with the exception of the Regional Mall land use district. Each of the land use districts is shown on Figure 3-1. In the case of the Regional Mall land use district, Development Plan Review shall serve as the DDP. DDPs may be prepared at any time provided that Stage 1, Threshold

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Entitlements, have been approved by the City Council.

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 and reviewed by the Planning Commission and City Council. 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 that the project's design is consistent with the District Development Plan. 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.

The first DDP shall provide signage regulations for that District as well as a conceptual plan for overall project signage (i.e. entry signs, project identification signs, etc.).

#### Regional Mall Development Plan Review

The application for the Mall Development Plan Review shall contain the elements of Development Plan Review outlined in Section 5.2 of the SPA as well as in the City of Elk Grove Zoning Code.

Development Plan Review for the Regional Mall is contained within Stage 2 because elements of the Regional Mall design will set the tone for design elements within the Project.

The Regional Mall Development Plan Review will be reviewed for the elements contained in Section 5.2. The Planning Commission will review the Development Plan for the Regional Mall and make a recommendation to the City Council. The City Council will review the Development Plan for the Regional Mall.

**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 the 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.

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### **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 the SPA.

Development Plan Review may occur for individual projects or for all development within an individual land use district (i.e., Community Commercial, etc.) within the SPA. 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.

### **5.2 Application for Development Plan Review**

Applications for Development Plan Review will 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.

**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. Conceptual 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. Existing and proposed general topographical grades in sufficient detail to provide an overall grading plan.
8. Location of, and an arborist report for, all on-site trees and tree mitigation plans as required by the Project EIR.
9. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights.
10. 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.
11. Signage program.
12. To the degree possible, tentative construction, phasing and completion schedule for development within Development Plan Review application;
13. Additional information, within reason, to provide the detail necessary for Development Plan Review to be completed.

**5.2.1 Development Plan Review  
Review Authority**

Development Plan Review shall be conducted in accordance with the SPA and the provisions of 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 the SPA, the SPA shall control.

The Regional Mall structure(s) (within the ring road), as described in Stage 2, shall be subject to Development Plan Review by the Planning Commission and City Council. Uses along the ring road within the Regional Mall District and development proposals throughout the remainder of the Lent Ranch Marketplace Project up to 25,000 square feet will be reviewed by the Planning Director for consistency with Stage 1 and 2 approvals. Uses that are 25,001 square feet and greater will be reviewed by the Planning Commission for consistency with Stage 1 and 2 approvals. Review authorities are listed in Table 5-3.

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

<b>Project Type</b>	<b>Development Plan Review Review Authority</b>	<b>Appeal Authority</b>
Regional Mall (primary mall structure)	Planning Commission with recommendation to City Council	N/A
Districts other than Regional Mall	0-25,000 square feet: Planning Director 25,001 sq. ft. and greater: Planning Commission	Planning Commission  City Council

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### **5.2.2 Findings**

The purpose of Development Plan Review of specific projects is to determine consistency of the projects with the 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 the SPA and Zoning Code. In order to approve a Development Plan Review application, the following findings should be made:

1. The site plans are consistent with the Lent Ranch Marketplace SPA;
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures;
3. That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed use complies with all applicable Development Standards; and
5. That the proposed project conforms to the general design standards contained in the SPA.

### **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



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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 the 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.

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**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 the SPA, the Commercial and Business Use 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 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.

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**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

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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 department stores and 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

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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 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.



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## **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.

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# Streetscape Design

## Kammerer Road

<b>Location:</b>	Generally along the southern edge of the Plan.
<b>Road Section:</b>	96 feet curb to curb
<b>Landscape Corridor:</b>	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.
<b>Pedestrian/Bicycle Path:</b>	Six-foot pedestrian/bicycle path located a minimum of eight feet from back of curb.
<b>Soundwalls/Fences:</b>	None
<b>Concept:</b>	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.
<b>Trees:</b>	Alnus rhombifolia ( White Alder) Cedrus deodara (Deodar Cedar) Gleditsia triacantho (Honey Locust) Populus nigra 'Italica' Lombardy Poplar) Quercus species (Oak)
<b>Shrubs:</b>	Abelia grandiflora (Glossy Abelia) Escallonia species (Escallonia) Ilex species (Holly) Pittosporum species (Tobira) Raphiol indica (India Hawthorn)

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**Groundcovers:**

Marathon II or equivalent (Turf)  
Hemerocallis species (Daylily)  
Trachelospermum jasmine (Star jasmine)

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# Streetscape Design

## West Stockton Boulevard

<b>Location:</b>	Through center of Plan Area, in north-south direction.
<b>Road Section:</b>	72 feet from north edge of project to the main mall entrance and 96 feet south of the mall entrance to Kammerer Road.
<b>Landscape Corridor:</b>	25 feet, measured from back of curb, includes six-foot sidewalk for pedestrian and bicycle use.
<b>Pedestrian/Bicycle Path:</b>	Six-foot pedestrian/bicycle path located a minimum of eight feet from back of curb.
<b>Soundwalls/Fences:</b>	Only adjacent to multi-family residential in north end of Plan Area.
<b>Concept:</b>	West Stockton Boulevard 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.
<b>Trees:</b>	Acer rubrum (Scarlet Maple) Calocedrus decurens (Incense Cedar) Platanus species (Sycamore) Populus nigra 'Italica' (Lombardy Poplar) Quercus species (Oak) Ulmus parvifolia (Chinese Elm)
<b>Shrubs:</b>	Berberis thunbergii (Japanese Barberry) Ligustrum japonicum 'Texanum' (Privet) Photinia species (Photinia) Pittosporum species (Tobira) Raphiolepis indica (India Hawthorn) Spirea bumalda (No Common Name)

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**Groundcovers:**

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

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# Streetscape Design

## Lent Ranch Parkway

<b>Location:</b>	In southern portion of Plan Area, connects Kammerer Road to West Stockton Boulevard in the Community Commercial land use district.
<b>Road Section:</b>	72feet, curb to curb
<b>Landscaping</b>	Varies from six feet to twenty-five feet when fully landscaped adjacent to commercial land uses.
<b>Pedestrian Path:</b>	Pedestrian path adjacent to roadway
<b>Soundwalls/Fences:</b>	None
<b>Trees:</b>	Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree)
<b>Shrubs:</b>	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)
<b>Groundcovers:</b>	Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine)

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# Streetscape Design

## Major Collectors

<b>Location:</b>	On west side of Plan Area, connecting to uses west of the Plan Area.
<b>Road Section:</b>	72 feet, curb to curb
<b>Landscape Corridor:</b>	10 feet, measured from back of curb
<b>Pedestrian Path:</b>	Six-foot pedestrian path/sidewalk adjacent to roadway
<b>Concept:</b>	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.
<b>Trees:</b>	Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree)
<b>Shrubs:</b>	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)
<b>Groundcovers:</b>	Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine)

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# Streetscape Design

## Interface with State Route 99

<b>Location:</b>	On the eastern edge of the Plan Area.
<b>Landscape Corridor:</b>	Minimum 10 feet of landscaping adjacent to freeway, within project.
<b>Soundwalls/Fences:</b>	None
<b>Trees:</b>	Celtis sinensis (Chinese Hackberry) Koelreuteria paniculata (Goldenrain) Podocarpus gracilior (Fern Pine) Pyrus calleryana (Ornamental Pear) Sophora japonica (Pagoda Tree)
<b>Shrubs:</b>	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)
<b>Groundcovers:</b>	Marathon II or equivalent (Turf) Gazania species (African Daisy) Hemerocallis species (Daylily) Hypericum calycinum (Creeping St. Johnswort) Trachelospermum asiaticum (Asian Jasmine)



# 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 the SPA. Species with low biogenic emissions are preferred. Species including Liquidamber styraciflua, Magnolia groundflora and Sequoia sempervirens are not permitted within the SPA 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.

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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.

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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.

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# Landscaping

## 11.4 Regional Mall

**Concept:** Structures in the Regional Mall land use will be large to accommodate anchor 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)

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# 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)

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# 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 racemosa (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)

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## 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.



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- 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.

## 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**

<b>Regional Mall</b>	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.
<b>Commercial Uses</b>	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.
<b>Office</b>	<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>
<b>Medical and Dental Offices</b>	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.
<b>Financial Institutions (Banks, Savings and Loans and Credit Unions)</b>	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

	<p>floor area. If located within a 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).</p>
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<p><b>Restaurants and Bars</b></p>	<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, <del>and</del> 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>
<p><b>Physical Fitness Centers and Similar Uses</b></p>	<p>For physical fitness centers, health studios, and similar uses, at least six (6.0)</p>

	spaces per 1,000 square feet of gross floor area shall be provided. If located within a commercial development, the commercial requirement applies.
<b>Theaters</b>	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.
<b>Child Day Care Centers</b>	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.
<b>Motels and Hotels</b>	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.
<b>Apartments, Condominiums, Townhouses and Cluster Development</b>	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**

<p><b>Uses Proximate to One Another</b></p>	<p>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.</p>
<p><b>Opposite Parking Demand Periods</b></p>	<p>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.</p>
<p><b>Opposite Hours of Operation</b></p>	<p>If two (2) or more land uses, or uses within a building, have different daytime hours of operation (e.g. bowling alley &amp; 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.</p>

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### **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.

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## 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.



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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.