REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

PUBLIC HEARING
March 25, 2008

Honorable Mayor and
Members of the City Council

Title: Sheldon Plaza (P07-098)

Location/Council District: 7725 Sheldon Road Sacramento, CA, Assessor's Parcel Number: 117-0212-056, Council District 8

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** declaring the project exempt from environmental review; 2) a **Resolution** approving a General Plan Amendment to amend the General Plan land use designation from 1.49± net acres of Low Density Residential to Community/Neighborhood Commercial and Offices; 3) a **Resolution** approving a Community Plan Amendment to amend the South Sacramento Community Plan land use designation from 1.49± net acres of Low Density Residential to General Commercial; 4) a **Resolution** approving Plan Review to develop a 13,522 square foot commercial center; and 5) an **Ordinance** rezoning the subject site from 1.49± net acres of Standard Single-Family (R-1) zone to Limited Commercial Review (C-1R) zone.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Mark Martin, Senior Planner, (916) 808-5945

Presenter: Antonio Ablog

Department: Development Services

Division: Current Planning

Organization No.: 4885

Description/Analysis:

Issue: The applicant, Sarah Rubey of Mojica Architecture Studio, is requesting the approval of entitlements to allow the construction of a 13,522 square foot commercial center. The commercial center will include two retail buildings. The larger building is proposed to be 9,460 square feet and the smaller building is proposed to be 4,062 square feet. There are no proposed tenants at this time, but staff has recommended that the applicant rezone the site to the Limited Commercial Review (C-1R) zone as the subject site is adjacent to existing residences. This is the zone recommended by staff as the C-1 zone is the zone which is intended for commercial uses that are compatible with residential developments. More intensive uses such as drive-through uses and auto related uses are prohibited in the zone. The zone also requires that a Plan Review be approved for any development on the subject site.

Policy Considerations: The applicant proposes to construct and operate a neighborhood serving retail center on the subject site. This proposal requires the approval of several legislative entitlements including a General Plan Amendment, a Community Plan Amendment, and a Rezone. Staff supports this request as the project consists of a neighborhood scale commercial center that could provide goods and services within close walking distance of the new residences that surround the subject site. Though there are commercial projects a quarter-mile to the east and west of the site, these centers offer commercial uses on a larger scale (i.e. Movie Theater, large grocery, fitness center.)

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The proposed project adheres to these principles in that it promotes walkable neighborhoods, and promotes the redevelopment of an underutilized site that is already served by existing infrastructure.

Strategic Plan Implementation: The project conforms to the City of Sacramento Strategic Plan by advancing the Strategic Plan goals of achieving sustainability, enhancing livability, and the rehabilitating an existing commercial site.

Committee/Commission Action: On January 24, 2008, by a vote of 8 – 0 (1 absent) the Planning Commission voted to forward the requested entitlements to the City Council with a recommendation of approval. One property owner spoke at the hearing in opposition to the proposed project. Her concerns included light spillover from the proposed project, loss of safety, and a negative effect on property values. She submitted a letter to staff that reiterated some of these concerns.

The Planning Commission ultimately made the recommendation for approval with the condition that the building elevation facing to the west be revised to the satisfaction of Design Review staff. The exhibits included in this report represent the most current revisions to the project which have been approved by Design Review staff.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 as an infill development.

Rationale for Recommendation: Planning staff finds that the proposed commercial project is an appropriate use for the subject site that is compatible with the surrounding uses. The project is designed to accommodate neighborhood serving commercial uses and the proposed C-1 zone is designated for uses deemed compatible with residential uses. The proposal consists of a neighborhood scale commercial center that could provide goods and services within close walking distance of the new residences that surround the subject site. The site plan and architecture follow pedestrian friendly design policies while respecting the adjacent residential uses.

Financial Considerations: This project has no fiscal considerations.

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

Respectfully submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

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Attachment 1 – Project Background/Summary

The subject site consists of a 1.49± acre parcel with an existing 4,000 square-foot day care facility with several accessory buildings and a small parking lot. The day care facility is operating legally under a deemed Special Permit as it occupied the site prior to the parcel's annexation into the city in 1992. The facility is licensed to accommodate 78 children, but currently serves approximately 40 children. There are 6 full-time employees at the site during operations. The day care facility will need to be removed prior to any development.

The site is on the north side of Sheldon road, which forms the border between the City Of Sacramento and the City of Elk Grove. There is no development on the south side of Sheldon Road adjacent to the subject site. To the north and east is a recently completed residential subdivision. To the west of the site is a vacant lot that was recently approved for a church. There is an existing concrete masonry wall separating the subject site from the adjacent residential uses.

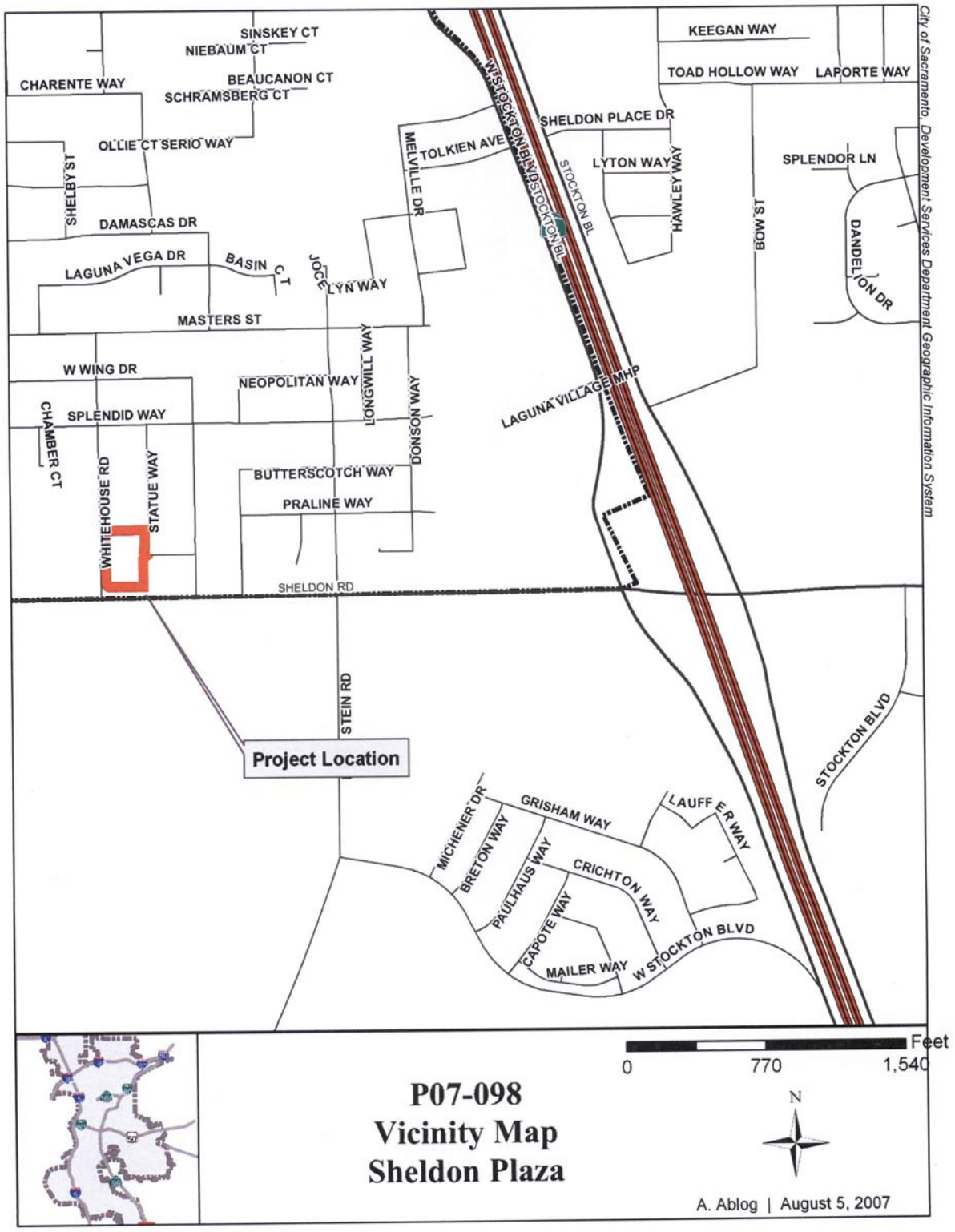
The project consists of two commercial buildings and a 55 stall parking lot. The larger of the two buildings, building A, will be 9,460 square feet, while the smaller building, building B, will be 4062 square feet. The original plans were submitted with a single 12,670 square foot building located on the west side of the property, backing onto Whitehouse Road. Staff commented that the site plan could be improved to provide more appealing elevations along Sheldon Road and Whitehouse Road.

The current plans represent the applicant's response to staff concerns, as well as the concerns of the Planning Commission. Staff believes that the applicant has appropriately responded to the desire to provide a more pedestrian friendly site plan with enhanced elevations fronting on both Sheldon Road and Whitehouse Road. The commercial space has been separated into two buildings, and a plaza style pedestrian entry provides access from Sheldon Road. Further into the site, the plaza becomes a 25-foot wide area that will allow for outdoor seating. Another pedestrian path will be provided along Whitehouse Road, to the south of the driveway.

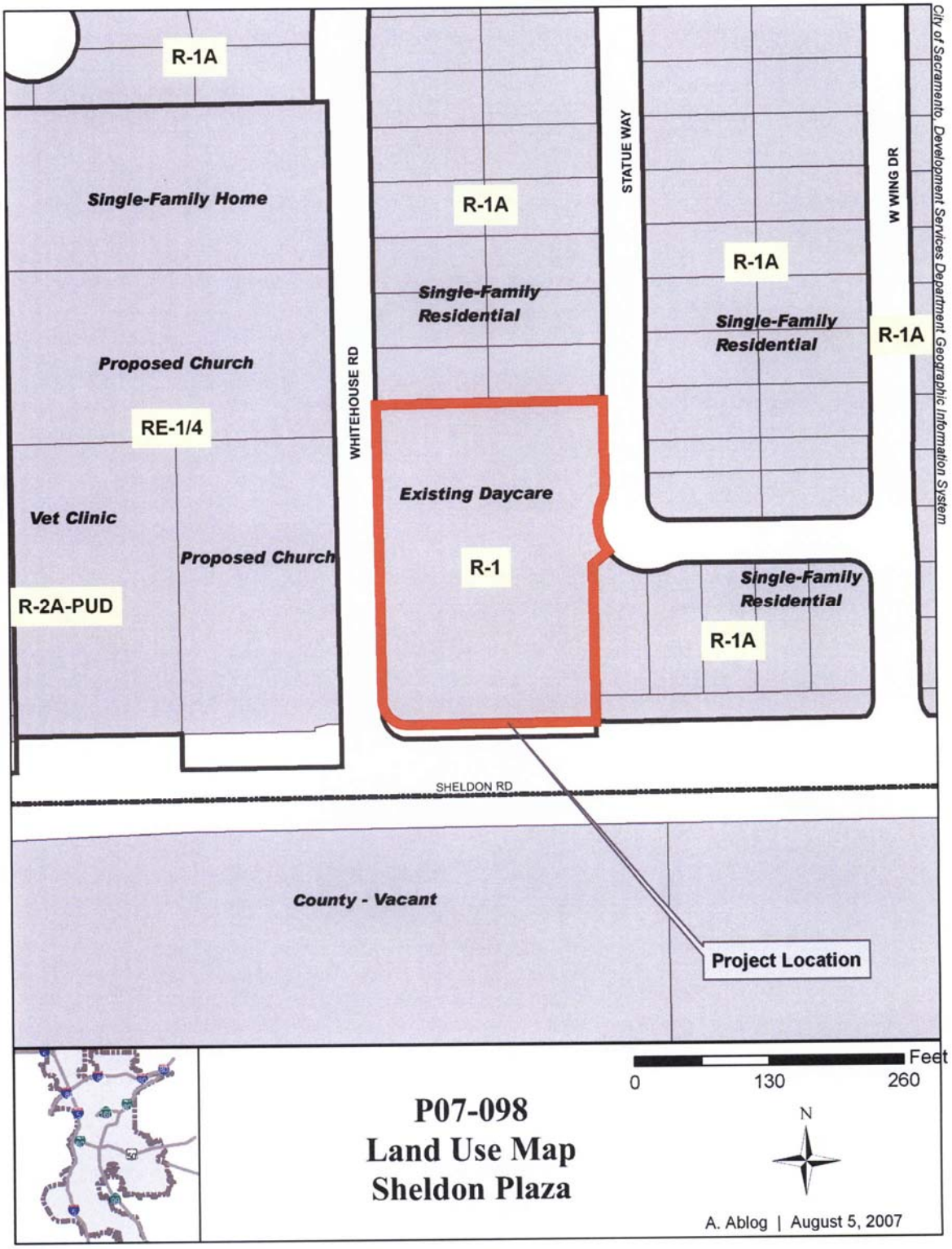
A letter was submitted to staff by a property owner who spoke in opposition to the project at the Planning Commission Hearing. This letter has been attached to this report (attachment 4).

Notice of Hearing: As required by sections 17.204.020(C), 17.208.020 (C), and 17.220.030 of the City Code, ten day notice of the March 25, 2008 public hearing has been given by publication, posting and mail (500').

Attachment 2 – Vicinity Map



Attachment 3 – Land Use & Zoning Map



Attachment 4 – Letter of Opposition From Adjacent Property Owner

Response to City of Sacramento, CA

Public Notice date 1/12/08

RE "Sheldon Plaza" APN 117-0212-056 District 8

North East corner of Sheldon Road and Whitehouse Road

I am a property Owner within 500 feet of the above referenced project and I strongly object to any and all changes to the general plan, the community plan and, especially to rezoning from an R-1 to any type of commercial designation. My objections are based on the short and long term financial losses that my neighbors and I would incur as direct result; the loss of personal comfort and safety that my neighbors and I currently enjoy in our homes; the loss of the only mature trees and wildlife habitat within our neighborhood that currently exists; and lastly, I object to this proposal because of its poor economic value to the City of Sacramento.

Personal Financial Loss: I purchased my property in February 2007. At that time, one of the pluses of the development was residential zoning and planning – making the location a better alternative than others I had seen. Prior to this purchase, I had incurred a significant loss on the sale of my last home and hoped to, in the long term, to recover my personal savings and "nest egg." Any of us that read the paper know that, since February, my "losses" have continued in our ailing housing market. Financially, I am not very different from my neighbors.

We are not homeowners of significant wealth; we all get up and go to work daily. Currently on Statue Way, we have already seen evidence of the housing slump – approximately 20% of homes on this very small street are for sale – this percentage is worse on Whitehouse Road. As the majority of us struggle to hang on and hold out for the market to correct, this proposal flattens one of the most positive re-sale advantages we currently have – location.

Loss of personal comfort and safety: Another way this project is detrimental for our neighborhood is by interfering with our daily lives. A commercial establishment, by its nature will bring more traffic, excessive lighting, noise, trash, possible offensive odors, and changes to the individual privacy into our daily lives. The unknown to us is not whether these types of impacts will happen, but how great of an effect they will have.

My home, along with at least eight other lots, will face whatever is built whenever we look out a window, go in our front doors or walk down our sidewalks. The privacy wall between our street and this proposed development will have little or no effect on the lighting streaming through our windows, the noise generated by the business(es) traffic and its associated litter. With wide buffers between our development and Sheldon we purchased our homes for the privacy provided and assured. Today, I know the undeveloped lots abutting and across from my home are slated for single story houses – homes built to fit with the privacy and security we currently enjoy. Per Commercial codes, this change in zoning not only defeats our development wall's purpose it may, depending on the type of business(es), also bring divergent people into our neighborhood and expose us to possible security issues we have not had to face.

Loss of trees and habitat: The property in this proposal, currently contains the only mature trees visible from our entire development. At this time of year, it is simple to see the nesting habitat they provide along with the screening of summer sun into most of our properties. Based on the planned square footage and commercial zoning parking requirements, it would be surprising if any of these "residential" amenities would be left standing. This environmental impact, as well as the energy waste changes we will experience within our properties is apparently "exempt" as an "infill. This property and the surrounding RE-1/4 are actually the oldest and most established residential in our area.

Questionable Economic Value: Since this proposal has been submitted by the Development Services Department, it leads us to believe that there must be some economic advantage to the City of Sacramento to pursue this code or zoning change. Even without information about the planned type of business, it is hard to imagine any type of sales, use, or any tax advantage that this proposal would bring over any above what Sacramento has and will continue to get if the current zoning is unchanged. Shortly after the purchase of our properties, a minimum of 78 homes within view of this project paid City of Sacramento transfer taxes. We all, plus those future homeowners of the eight vacant lots within view will continue to pay taxes based on the value of our properties. There is no type of business that will not have a huge and negative

effect on these values. In order to offset these losses, the sales tax projections must seem astronomical, which will increase the impact on not just those of us within 500 feet, but all of those within our neighborhood.

By driving to this location, it is also easy to see that this project would most likely just be the beginning. All of the RE-1/4 contains residents on extremely large lots. Since they will have an exceptionally greater impact to their property value, it is only logical to assume that this type of development would continue – completely changing and gutting the type of residential environment we now enjoy.

Another thing you will see driving here, no matter which route you choose Bruceville, Hwy 99, Elk-Grove Florin, etc. are the number of brand new commercial shopping centers built within the last two years. What you see if you look closely are the numbers of vacant commercial spaces within them. With the price of property at about 20 cents on the dollar, commercial invest is through the roof, but the development of tax producing businesses is not keeping step. This leads us to question whether rezoning our R1 would not also have a negative impact on currently commercial zoned property, building and development entities.

In closing, I would like you to know a little about the type of neighbors I have. We are a diverse lot and come from many ethnic, religious and social backgrounds. We are new families with small children, we are single moms, we are semi-retired grandparents, we are savvy young single women – we are a neighborhood of people with Asian, Spanish, African-American, Caucasian and many other ancestries – we are first time, moving up, long time and downsizing homeowners. What we all have in common is that we believed at the time of purchase that our homes would fill our needs, that we could afford them, and that we hopefully prosper in all ways by living in them.

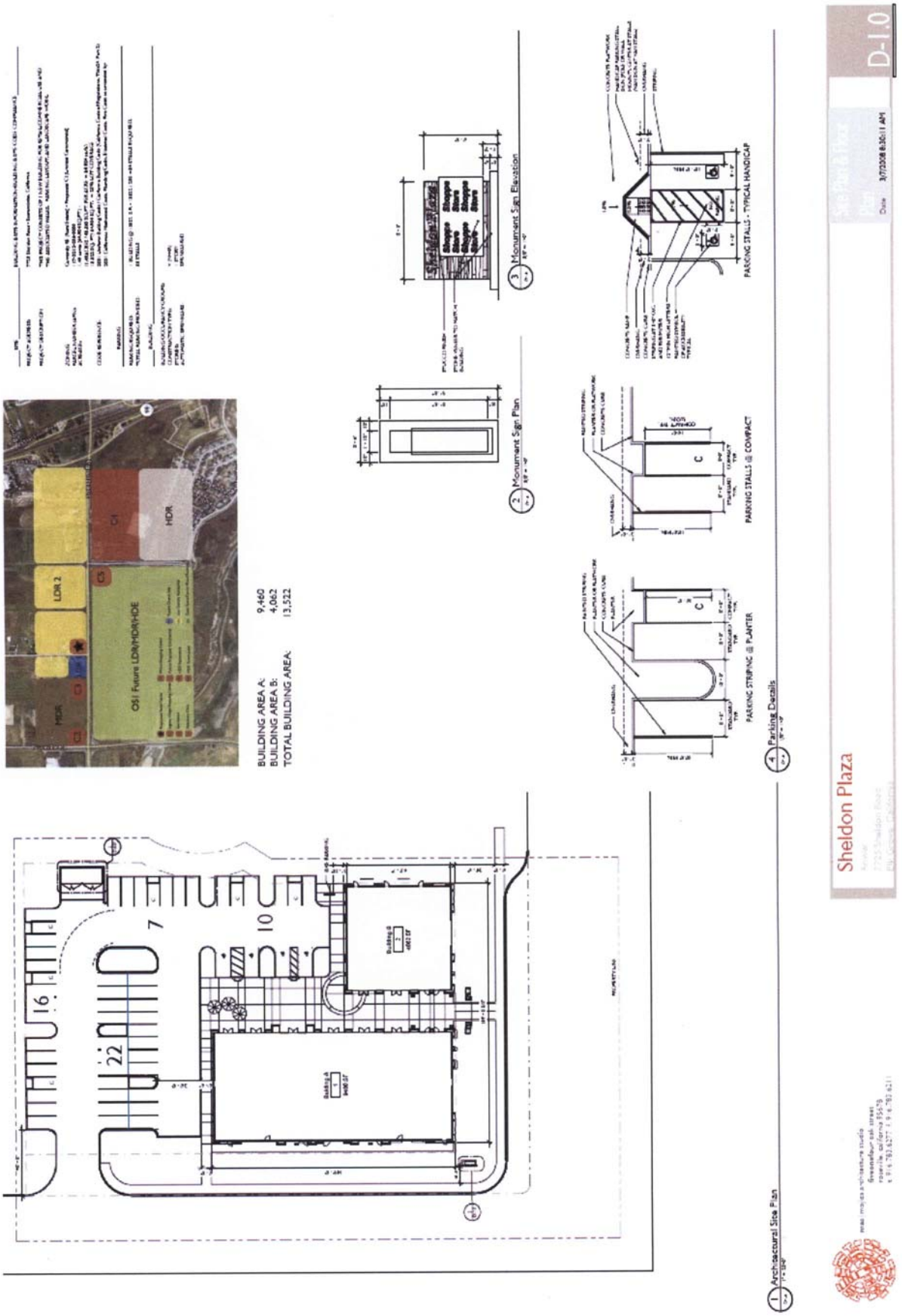
Sincerely,

Pam Babcock

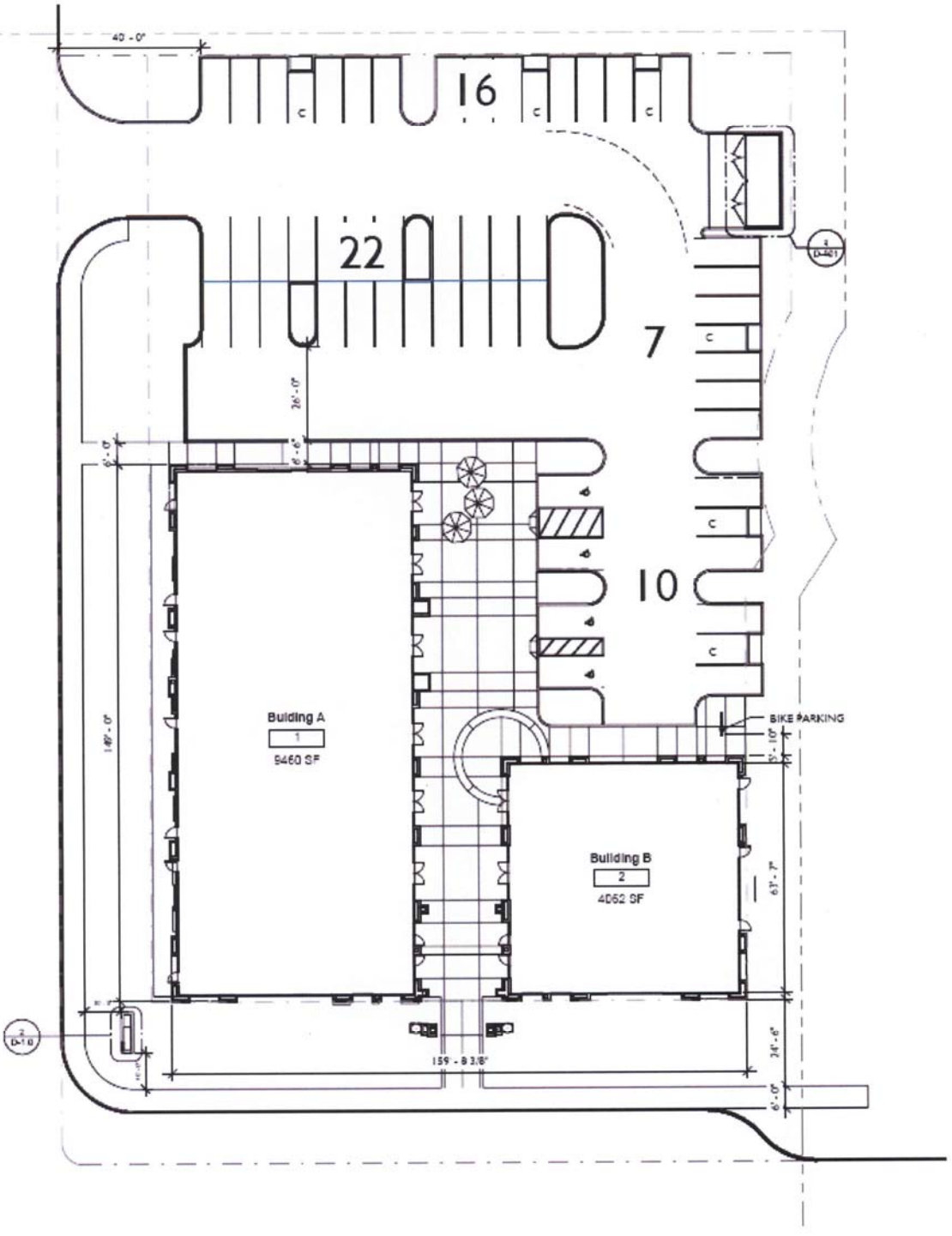
8681 Statue Way

Elk Grove, CA 95758

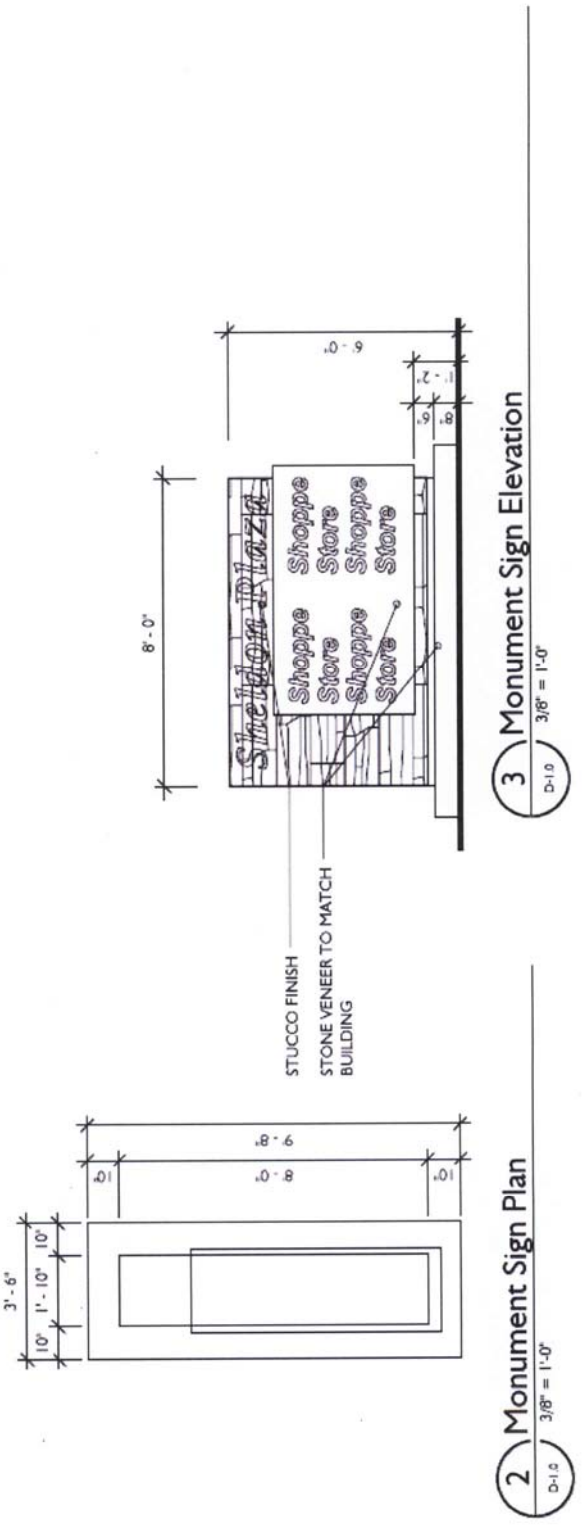
Attachment 5 – Site Plan



Attachment 6 – Site Plan Details

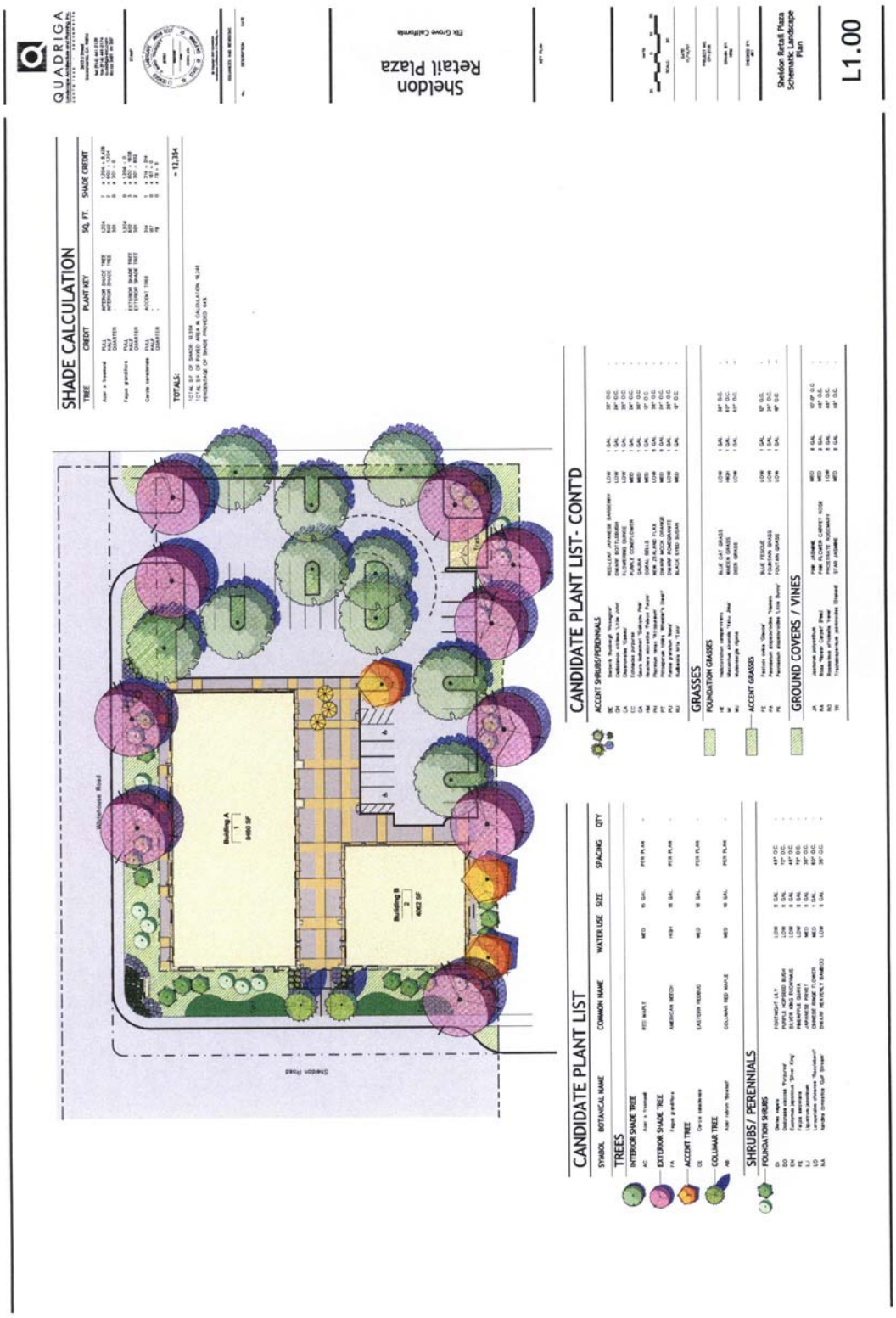


Attachment 7 – Monument Sign Detail



Attachment 8 – Elevations

Attachment 9 – Landscaping Plan



Attachment 10 - Environmental Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING THE SHELDON PLAZA PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(7725 Sheldon Road)
(P07-098) (APN: 117-0212-056)

BACKGROUND

A. On January 24, 2008, the City Planning Commission conducted a public hearing on the Sheldon Plaza project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.

B. On March 25, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail (500'), and received and considered evidence concerning the Project.

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

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332 of the California Environmental Quality Act Guidelines as follows:

a. The project complies with all applicable policies of the South Sacramento Community Plan, as well as with the applicable zoning regulations;

b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;

c. The project site has no value as habitat for endangered, rare or threatened species;

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

e. The site can be adequately served by all required utilities and public services.

Attachment 11 –General Plan Amendment

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE GENERAL PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD/COMMUNITY COMMERCIAL AND OFFICE (7725 Sheldon Road) (P07-098) (APN: 117-0212-056)

BACKGROUND

The City Council conducted a public hearing on March 25, 2008 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendments are compatible with the surrounding land uses;

2. The subject site is suitable for neighborhood commercial development; and

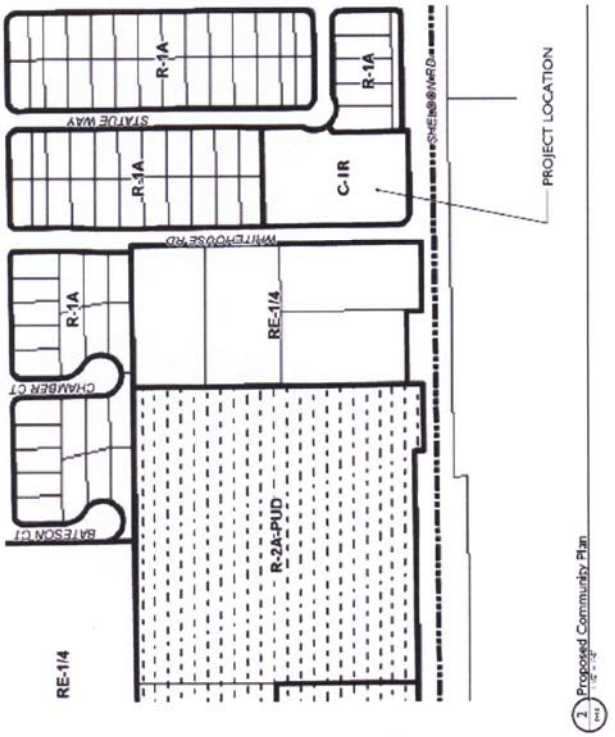
3. The proposal is consistent with the policies of the General Plan.

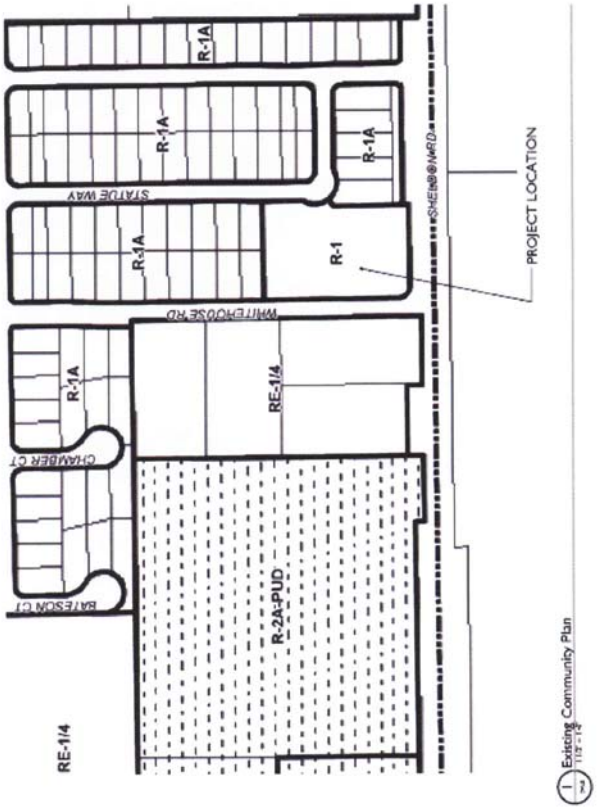
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the General Plan Land Use Map as 1.49± net acres of Neighborhood/Community Commercial and Office.
(APN: 117-0212-056)

Table of Contents:
Exhibit A - General Plan Amendment

Exhibit A - General Plan Amendment





Attachment 12 - Community Plan Amendment Resolution

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL 4-8 TO GENERAL COMMERCIAL (7725 Sheldon Road) (P07-098) (APN: 117-0212-056)

BACKGROUND

The City Council conducted a public hearing on March 25, 2008 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendments are compatible with the surrounding land uses;

2. The subject site is suitable for commercial development; and

3. The proposal is consistent with the policies of the South Sacramento Community Plan.

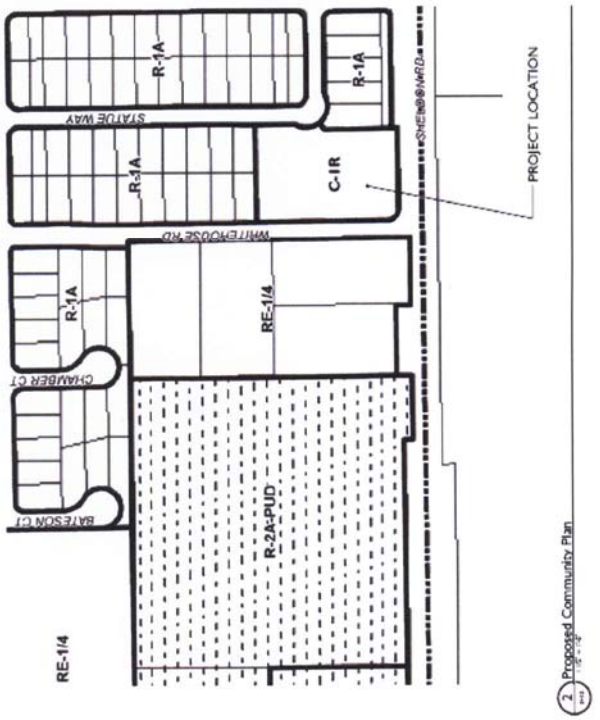
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the South Sacramento Community Plan Land Use Map as 1.49± acres of General. (APN: 117-0212-056)

Table of Contents:

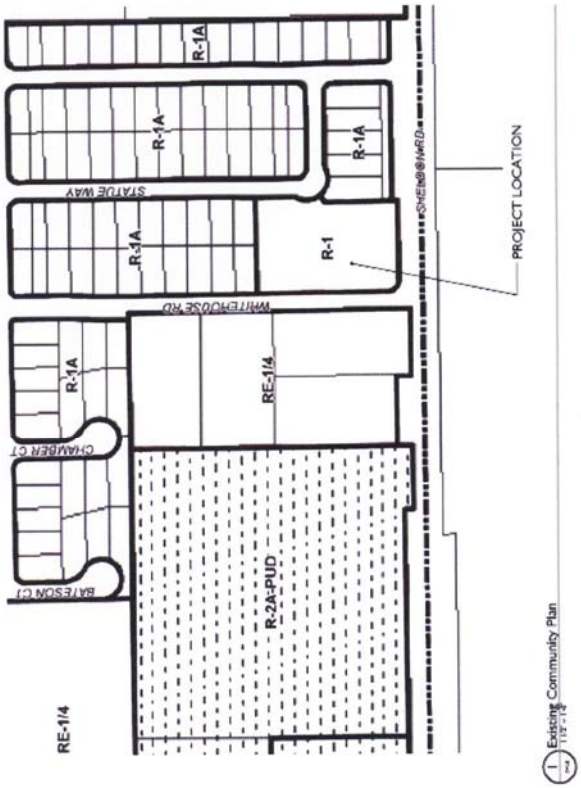
Exhibit A - Community Plan Amendment

Exhibit A – Community Plan Amendment



2 Proposed Community Plan

General Plan (P): Community | Neighborhood Commercial
Community Plan (P): General Commercial
Zoning (P): C-1R



1 Existing Community Plan

General Plan (E): Low Density Residential
Community Plan (E): Low Density Residential
Zoning (E): R-1

Attachment 13 – Plan Review Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE SHELDON PLAZA PROJECT (7725 Sheldon Road) (P07-098) (APN: 117-0212-056)

BACKGROUND

A. On August January 24, 2008 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions Sheldon Plaza.

B. On March 25, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail (500'), and received and considered evidence concerning Sheldon Plaza.

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

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

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

A. Plan Review: The Plan Review to develop a 13,522 square foot commercial center is approved based on the following Findings of Fact:

1. The proposed development is consistent with the General Plan and the South Sacramento Community Plan as it has been designed to be compatible with the scale and character of surrounding development. The C-1R zone limits the uses on site to those that are compatible with residential development. The Plan Review designation ensures that any future development proposals on the subject site will require the approval of Plan Review Entitlements.

2. The proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Police Department. All issues related to utilities, access roads, sanitation, drainage have been reviewed. The project has been found to meet, or has been conditioned to meet, all applicable City requirements.

3. The subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and setback requirements. The proposed subject site requires a total of 54 parking spaces, all of which are located on the subject site.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties. The project has been designed as a small neighborhood serving commercial center. The proposed buildings will be single-story and the site plan has been designed to include pedestrian friendly design elements such as a plaza style entry at Sheldon Road.

Section 3. The City Council approves the Plan Review to develop a 13,522 square foot commercial center subject to the following conditions of approval:

Planning

A1. The building footprints, elevations and setbacks shall be in conformance with the approved site plans and elevations attached, except as conditioned. Substantial modifications shall be reviewed and approved by Planning staff and/or Planning Commission prior to issuance of building permits.

A2. The applicant shall obtain all necessary building permits prior to construction.

A3. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

A4. A sign program shall be provided and will be subject to review and approval by the Planning Division.

A5. All materials, supplies and inventory shall be stored inside the store building. No outside storage containers shall be allowed.

A6. Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

A7. Lighting installed on site shall conform to all requirements set forth in these conditions of approval. Lighting shall be designed, installed and maintained to ensure that no glare is created that adversely affects neighboring parcels, and is downward directed and appropriately shielded.

Utilities

A8. The applicant shall participate in the JCPA Finance Plan and pay all necessary fees.

A9. Per City Code 13.04.070 and the Department current Tap Policy, commercial lots may have more than one domestic tap. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities. Construction of water services shall be deferred until the time of Building Permit. (Note: There is an existing 12" water main in Whitehouse Road and Sheldon Road.)

A10. Multiple fire services are allowed per parcel and may be required.

A11. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

A12. All onsite water and storm drain facilities shall be private facilities maintained by the property owners.

A13. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

A14. A separate metered irrigation service is required.

A15. The proposed development is located within County Sanitation District 1 (CSD1). Satisfy all CSD1 requirements.

A16. An on-site surface drainage system is required and shall be connected to the existing public drainage system by means of a storm drain service tap in Sheldon Road. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

A17. Prepare an onsite drainage study for this project consistent with the Jacinto Creek Planning Area (JCPA) Drainage Master Plan for the review and approval of the Department of Utilities. This site is located within watershed 4 of the JCPA Drainage Master Plan, which requires this site to drain to Sheldon Road. The 10-year and 100-year HGL's shall be shown on the improvement plans. The on-site system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The finished floor of the buildings shall be a minimum of 1.5 feet above the 100-year HGL and 1.7 feet above the controlling overland release. Any modifications to the Drainage Master Plan shall be approved by the Department of Utilities.

A18. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

A19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare

erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

A20. The applicant is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

A21. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include source control measures and on-site treatment control measures. Refer to the latest "Guidance Manual for On-site Stormwater Quality Control Measures" for appropriate source control and on-site treatment control measures.

Police

A22. Project lighting shall be as follows: 1.5 foot candles of minimum maintained illumination per square foot of parking space during business hours and 0.25 foot candles of minimum illumination per square foot of surface on any walkway, alcove, passageway, etc from ½ hour before dusk to ½ hour after dawn. All light fixtures shall be equipped with vandal-resistant covers/lenses.

A23. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines as well as under vulnerable windows.

A24. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises as well as the Police Department. The Police Department shall be named as the enforcing agent of 602 (k) CPC.

A25. No public telephone shall be installed on the site.

A26. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas.

A27. Business rules shall be posted in the business interior in a conspicuous place.

A28. All windows shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties, & streets.

A29. All dumpsters must be kept locked.

Development Engineering

A30. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;

A31. The applicant shall dedicate a landscape easement along Sheldon Road (25-feet in width) to match the existing easement to the east to the satisfaction of the Development Services Department. The landscape easement will not be 25-feet due to the presence of the right turn lane at the intersection of Sheldon Road and Whitehouse Road;

A32. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);

A33. The Applicant shall participate in the JCPA Financing Plan and pay appropriate fees if needed;

A34. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition

A35. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division;

A36. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards along the parcel's frontage on Sheldon Road;

A37. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

A38. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division;

Advisory Notes:

A39. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

A40. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant should be placed on entrance of driveway.

A41. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

A42. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3rd Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)

A43. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1).

A44. Provide appropriate Knox access for site.

A45. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999 square feet. Refer to City Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.

A46. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

A47. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

A48. The proposed project is located in the Flood zone designated as an **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Table of Contents:

Exhibit A – Site Plan
Exhibit B – Site Plan Detail
Exhibit C – Monument Sign Detail
Exhibit D – Building Elevations
Exhibit E - Landscaping Plan

Exhibit A – Site Plan

Exhibit B - Site Plan Detail

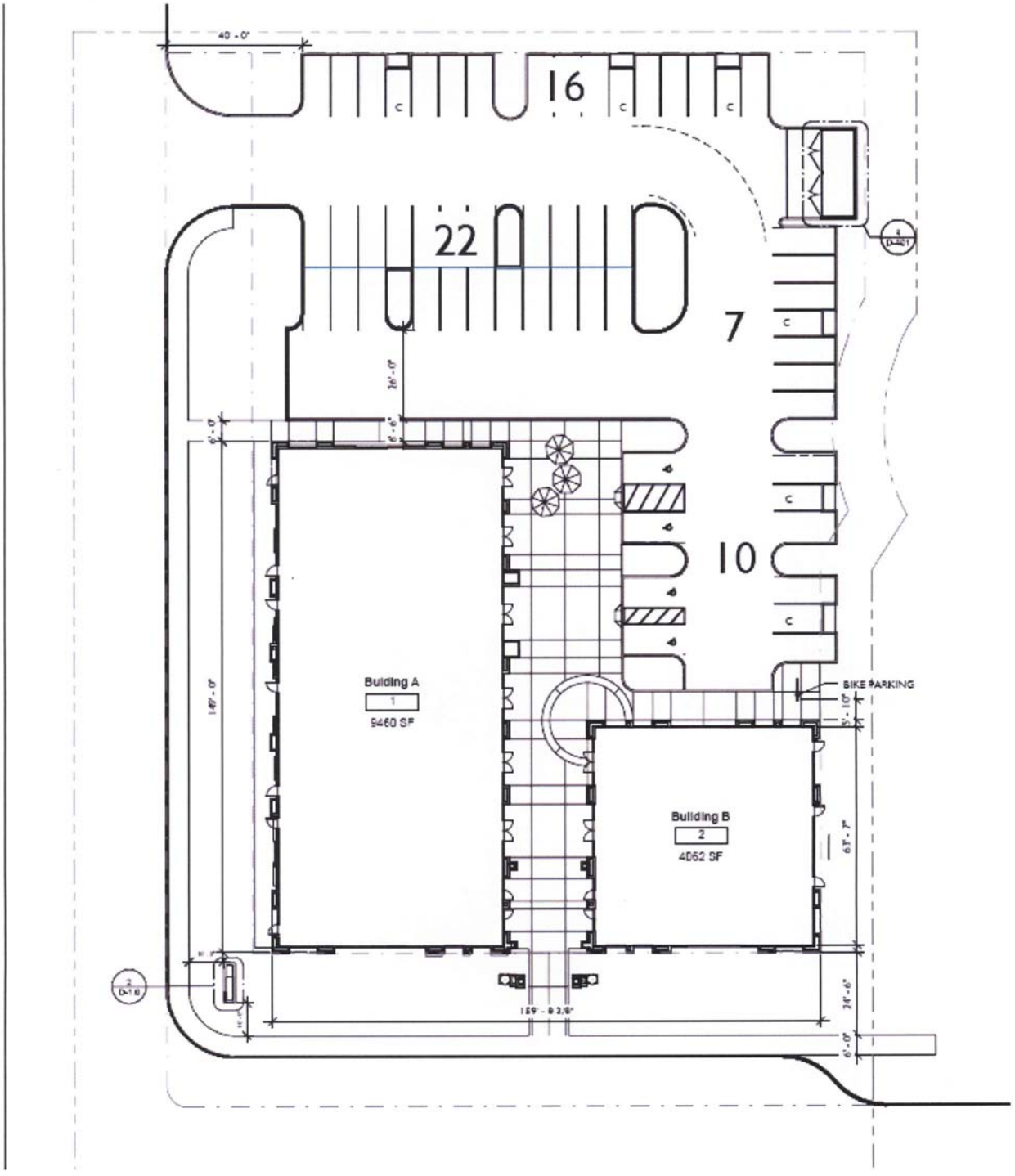


Exhibit C – Monument Sign Detail

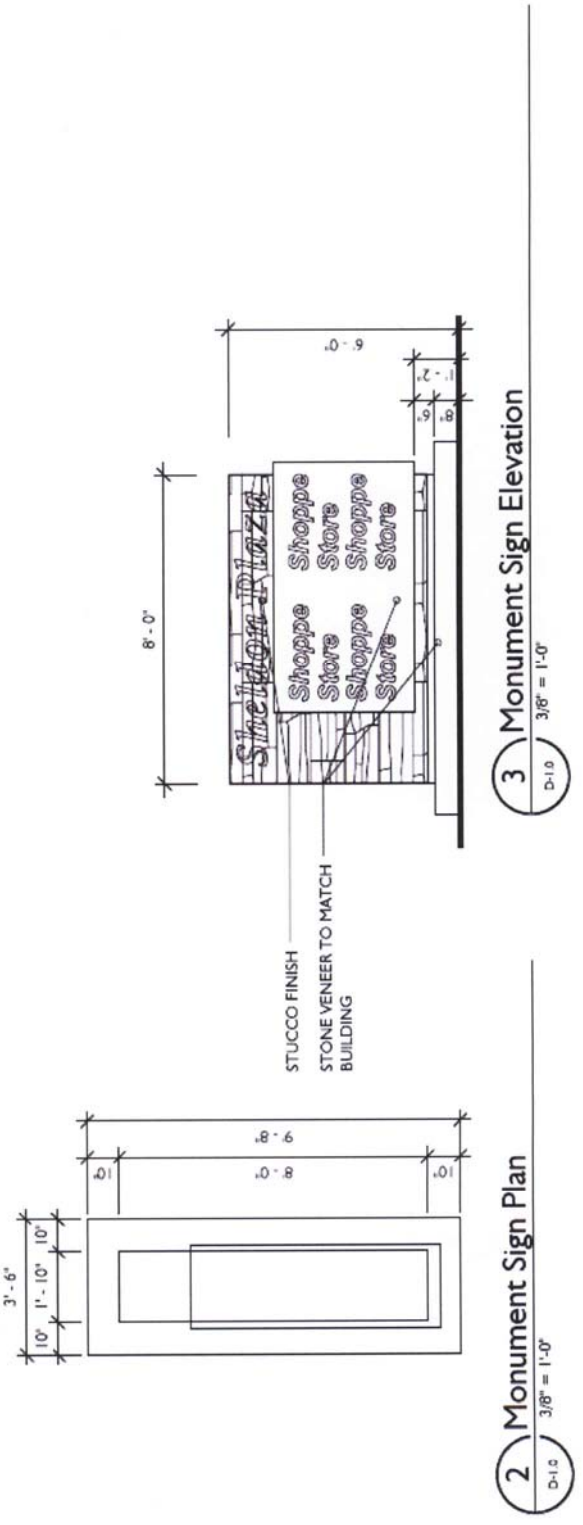
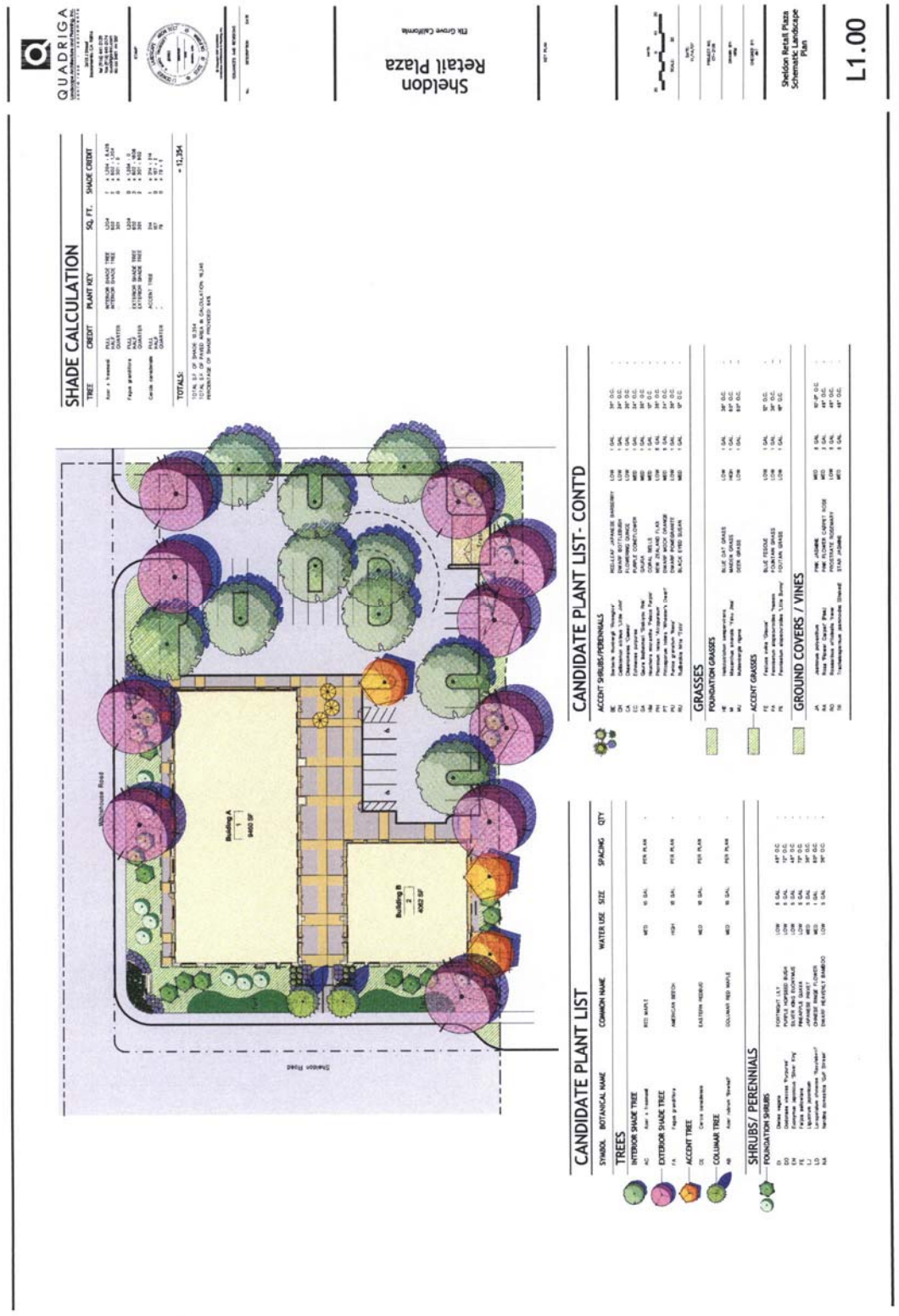


Exhibit D – Elevations

Exhibit E – Landscape Plan



Attachment 14 – Rezone Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM STANDARD SINGLE-FAMILY (R-1) TO LIMITED COMMERCIAL REVIEW (C-1R)
(7725 SHELDON ROAD)
(P07-098) (APN: 117-0212-056)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to 7725 Sheldon Road (APN: 117-0212-056) and consisting of 1.49± gross acres, from Single Family (R-1) to 1.49± net acres of Limited Commercial Review (C-1R).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A - Rezone

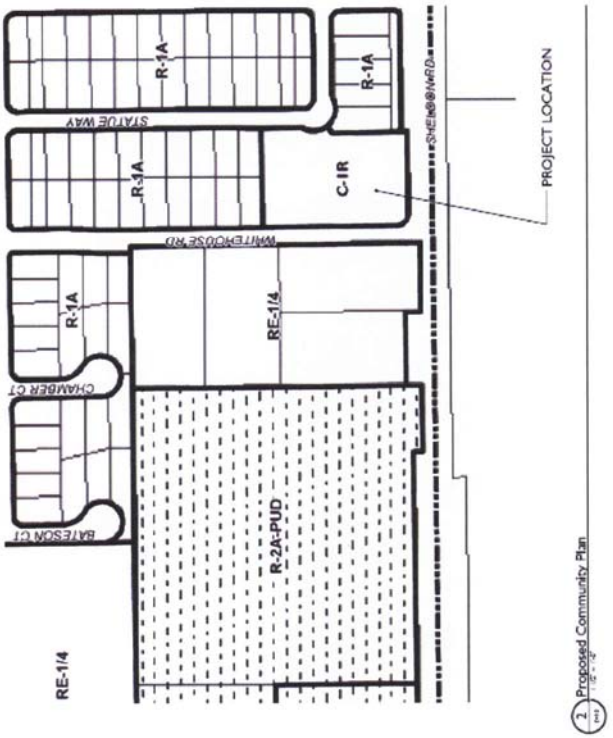
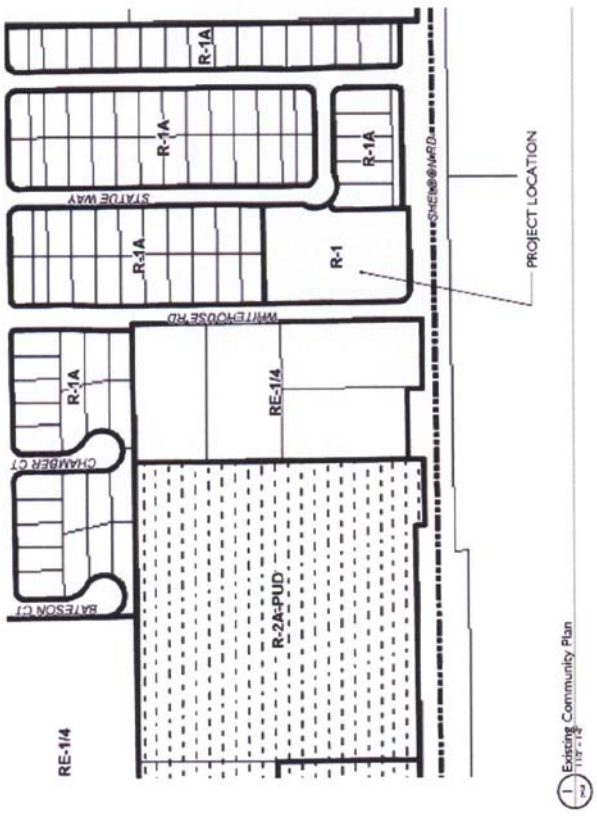



Exhibit A – Rezone