

RESOLUTION NO. 2008-194

Adopted by the Sacramento City Council

March 25, 2008

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.

A30. 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.

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- Exhibit D – Building Elevations
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Adopted by the City of Sacramento City Council on March 25, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy,
Tretheway, Waters, and Mayor Fargo.

Noes: None.

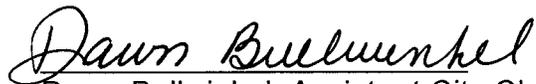
Abstain: None.

Absent: None.



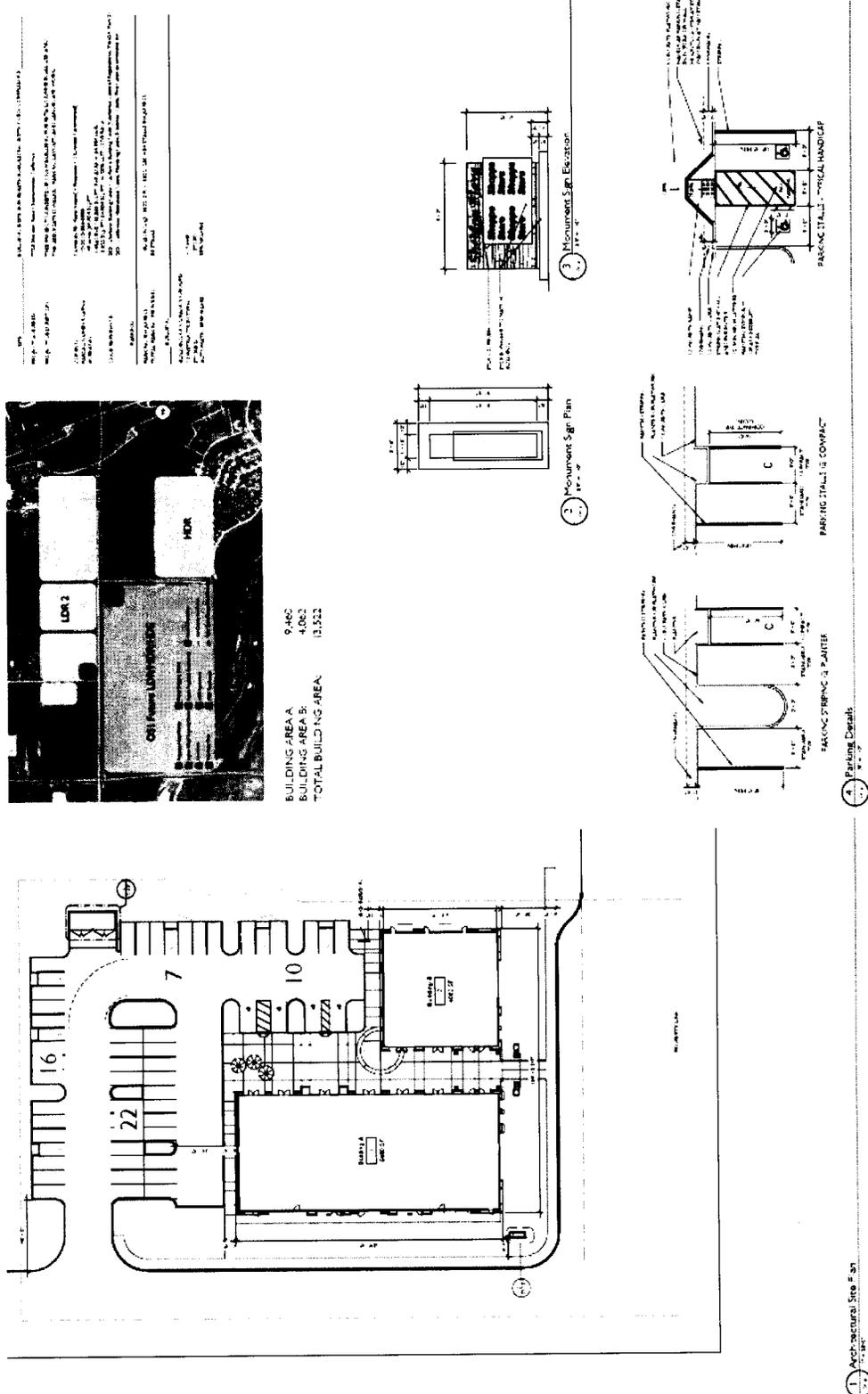
Mayor Heather Fargo

Attest:



Dawn Bullwinkel, Assistant City Clerk

Exhibit A – Site Plan



Sheldon Plaza

Exhibit B - Site Plan Detail

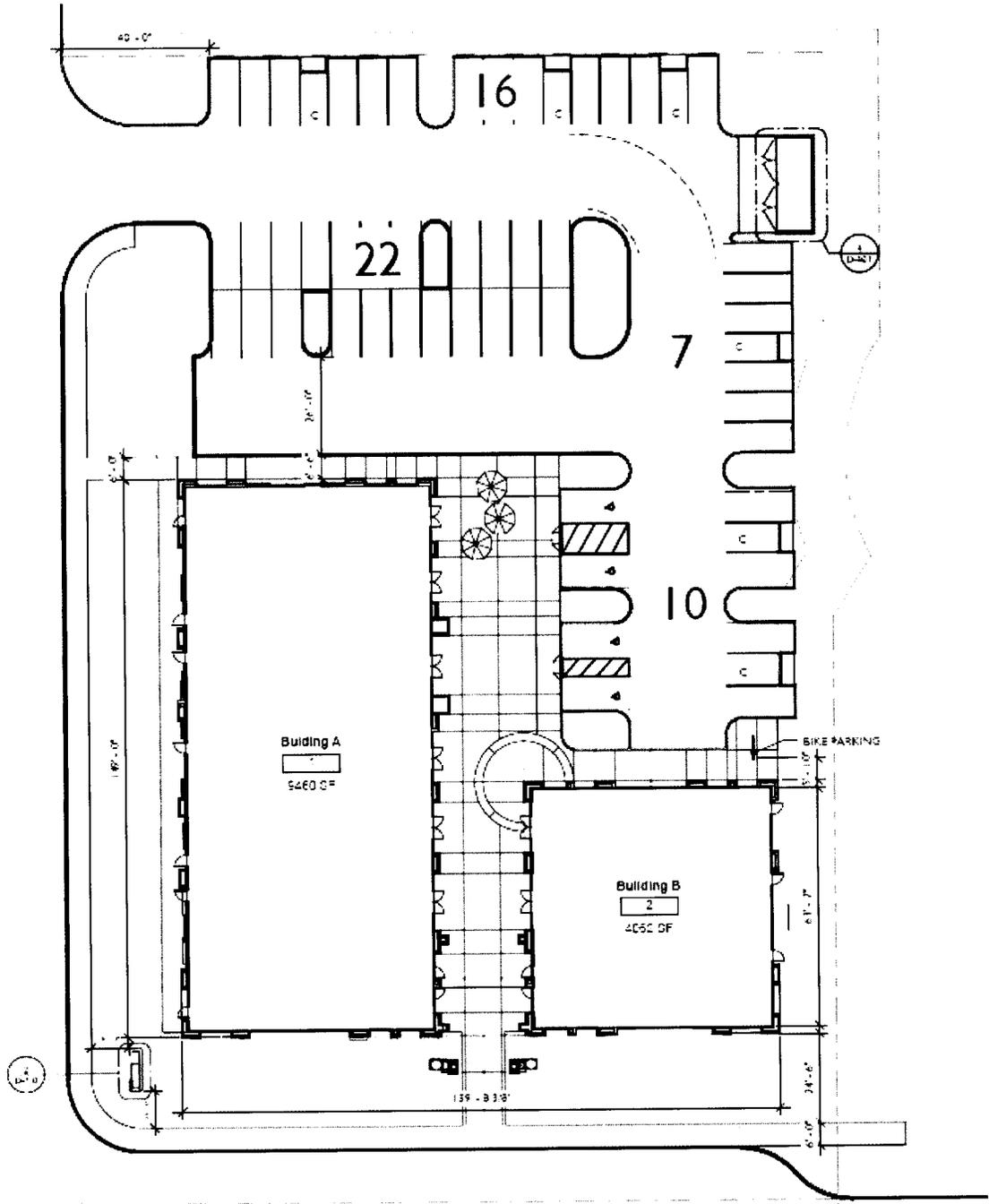
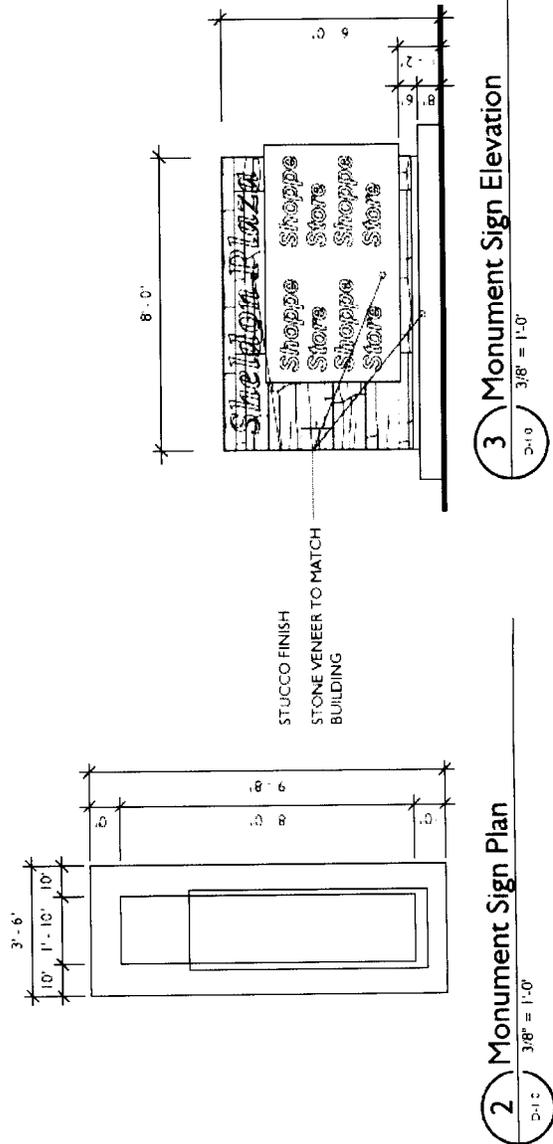


Exhibit C – Monument Sign Detail





Sheldon Retail Plaza
Elk Grove, California

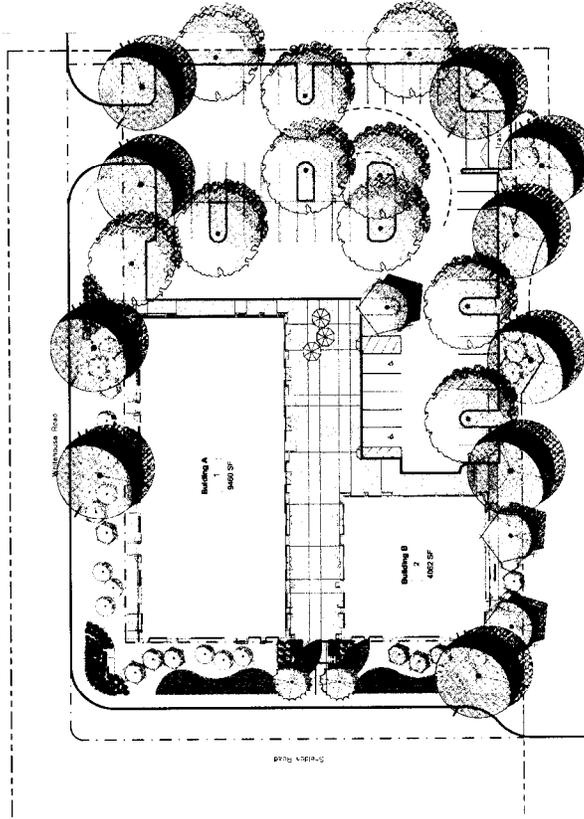


L1.00

SHADE CALCULATION

TREE	CREDIT	PLANT KEY	50' FT. SHADE CREDIT
NEW PLANTING	1.00	1.000	1.000
EXISTING PLANTING	0.50	0.500	0.500
TOTAL	1.50		1.500

TOTAL SHADE CREDIT: 1.500



CANDIDATE PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING	QTY
(Tree Symbol)	ACACIA	ACACIA	LOW	10' DIA.	10' x 10'	10
(Shrub Symbol)	HYDRANGEA	HYDRANGEA	MED	6' DIA.	6' x 6'	20
(Vine Symbol)	WISTERIA	WISTERIA	LOW	10' DIA.	10' x 10'	5

CANDIDATE PLANT LIST - CONTD

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING	QTY
(Tree Symbol)	PLATANUS	PLATANUS	LOW	12' DIA.	12' x 12'	15
(Shrub Symbol)	ROSE	ROSE	MED	8' DIA.	8' x 8'	30
(Vine Symbol)	CLIMBER	CLIMBER	LOW	10' DIA.	10' x 10'	10