



REPORT TO COUNCIL

City of Sacramento **5**

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

Consent
October 2, 2008

Honorable Mayor and
Members of the City Council

Title: 1801 Expo Retail (P08-035)

Location/Council District: 1801 Exposition Boulevard: APN: 227-0271-002, -025;
Council District 3

Recommendation: 1) Review a) a **Resolution** determining the project is exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15332 (infill development); b) a **Resolution** approving a Lot Line Adjustment and Plan Review; c) an **Ordinance** approving the rezone from Agricultural (A) zone to Shopping Center Planned Unit Development (SC-PUD) zone and Shopping Center Planned Unit Development (SC-PUD) to Agricultural (A); and 2) pass for publication the **Ordinance** title as required by Sacramento City Charter 32C to be adopted October 14, 2008.

Contact: Michael York, Associate Planner, (916) 808-8239; Lindsey Alagozian, Senior Planner, (916) 808-2659

Presenters: Not Applicable

Department: Development Services

Division: Planning

Organization No: 21001010

Description/Analysis

Issue: The project involves adjusting the lot lines between two lots, swapping land, and rezoning to allow the development of an approximately 16,300 square foot retail center on approximately 1.2 acres. The retail center will be developed as two buildings designed for small retail tenants. The building design is intended to give the project flexibility and longevity. The site is located in the Point West Planned Unit Development at the south end of an existing shopping center. There is a Fire station to the north which is the other property involved in the lot line adjustment. Adjustment of the property lines will create split ownership within the project site parcel and the Fire station parcel. An equal area of land within each parcel will be swapped to match the existing lot line adjustment and create single ownership within both parcels. The project requires a Rezone, Lot Line Adjustment, and Plan Review.

Policy Considerations: The project is consistent with the following land use designations(s) and applicable policies of the General Plan policies to "promote

the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts". (GP 4-1)" and "maintain a desirable quality of life, including good air quality while supporting planned land use and population growth". (GP 5-1).

Committee/Commission Action: On August 28, 2008 the Planning Commission heard and considered the actions requested. The Planning Commission forwarded a recommendation of approval for the Expo Retail Project to the City Council.

Environmental Considerations: The proposed project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 as an infill development.

Rationale for Recommendation: Staff supports the request to rezone since the rezone is consistent with the General Plan designation of "Community Neighborhood Commercial & Offices" and the rezone will maintain consistency of the zoning for each parcel due to the swap of land. Development of the retail center is consistent with the General Plan, the Point West Planned Unit Development and applicable policies related to commercial development.

Financial Considerations: The 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:


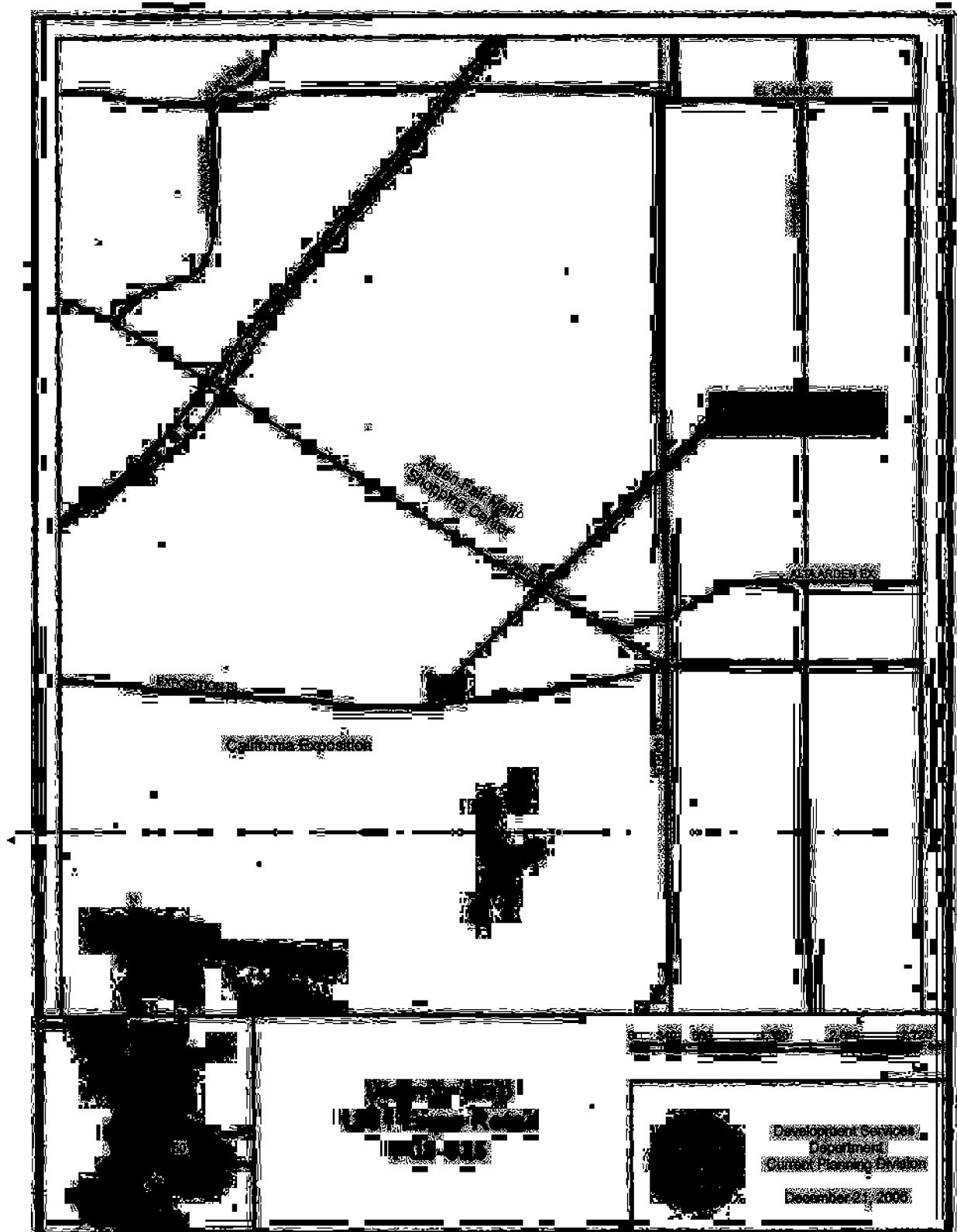

RAY KERRIDGE
City Manager

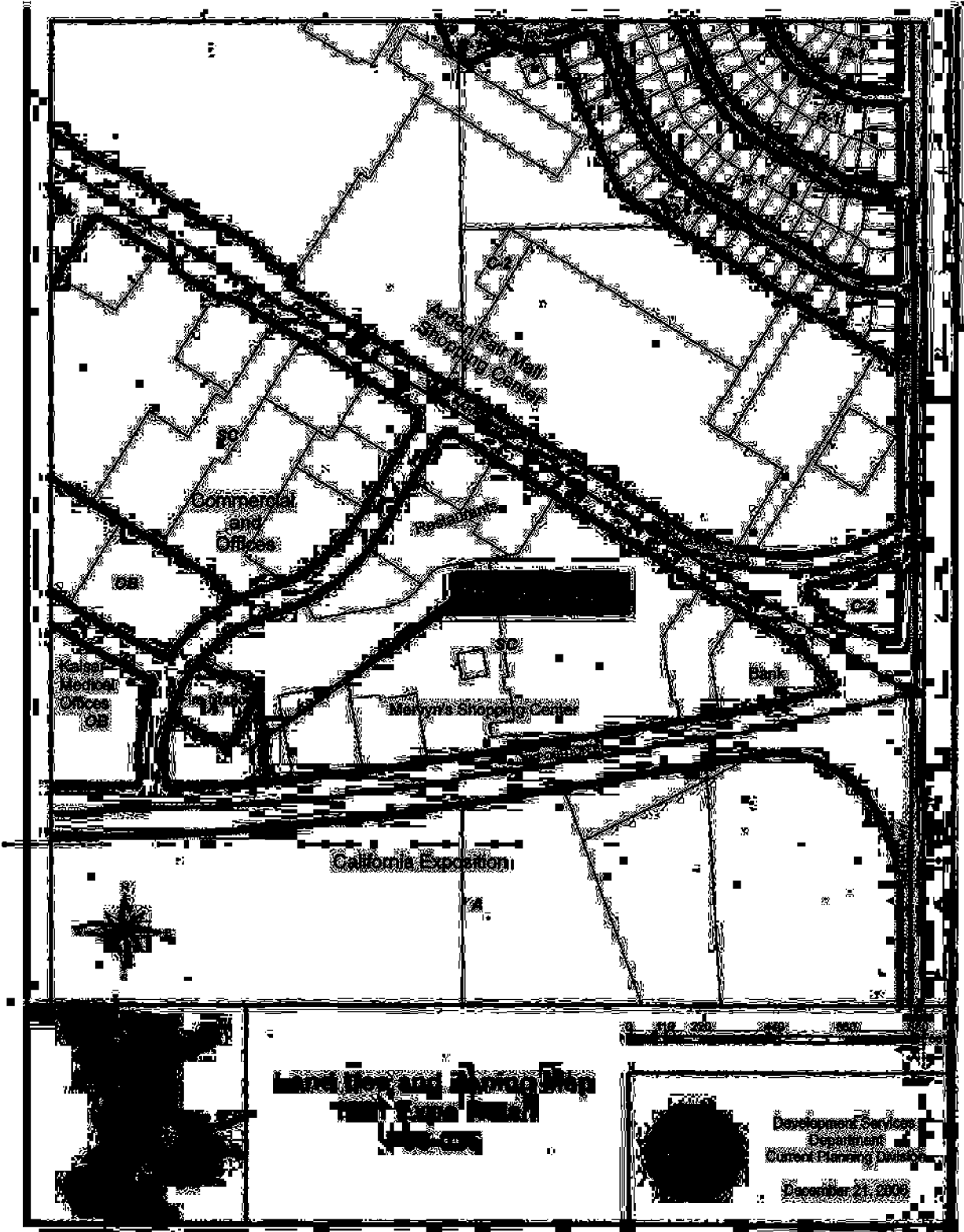
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Attachment 1 – Vicinity Map



Attachment 2 – Land Use & Zoning Map



Attachment 3 – Project Background Information

The project site is part of the overall development of a larger parcel which is bounded by Arden Way, Challenge Way, and Exposition Boulevard. The larger parcel was planned to be developed in two phases. Phase One was the eastern most portion and phase Two was the western portion. Phase One was to be developed with an anchor retail store with other adjacent commercial. A Mervyn's department store was established during the initial development and currently exists. There has been continual turnover of retail establishments adjacent to the Mervyn's. Phase Two was planned to be mostly individual commercial buildings for potential restaurants. The few commercial businesses attached at the western end to the Mervyn's building including the Scofield's furniture store are also a part of the Phase Two development. The proposed project site is in the Phase Two portion.

In the early 1970's the larger parcel was subdivided into smaller parcels for separate land ownership of other commercial businesses. The current project site was one of those areas parcelized out. In 1973 the project site was approved for construction of a service station. The service station was never developed. In 1976 the site was approved for a restaurant which was developed. The latest restaurant user ceased operations about one to two years ago. The building has been demolished and the lot is currently vacant.

The project was routed to the Point West Transportation Management Authority and Walk Sacramento. No responses have been received.

On August 28, 2008 the Planning Commission heard and considered the actions requested. The Planning Commission voted to support the request, subject to conditions and forward to City Council.

Project Design:

The project will be designed as two separate buildings totaling approximately 16,300 square feet. Building 'A' will be approximately 10,300 square feet and oriented at the corner of Challenge Way and Exposition Boulevard. Building 'B' will be approximately 6,000 square feet and oriented along Exposition Boulevard. A 50 foot setback will be provide along Exposition Boulevard to allow for landscaping and a plaza area. Building floor configurations are not identified on the plans because no tenants are known at this time. Parking will be along the northern portion of the site with access from both Challenge Way and Exposition Boulevard. The trash enclosure is located at the northern portion of the site adjacent to the area of land that is being swapped with the City.

Access to the project site is from Exposition Boulevard and Challenge Way and is not proposed to be changed. Both access drives are right turn in/right turn out only, so minimal vehicle stacking is anticipated to occur at these driveways. The drive aisle

along the northern portion of the site allows vehicle circulation from Challenge Way through the site to Exposition Boulevard. This proposed drive aisle was possible due to a land exchange which resulted in a different lot configuration. The resulting lot configuration allowed for improved circulation of the site and at the same time providing for a more developable building.

The applicant proposes an approximately 16,300 square foot retail center. Based on a ratio of one parking space per 250 square feet of floor area the project would require 66 parking spaces. The applicant is providing 30 parking spaces on their parcel, the remaining 36 parking spaces will be utilized within the overall shopping center parking lot. As the larger parcel bounded by Arden Way, Challenge Way, and Exposition Boulevard was being developed it was intended that the overall parking lot was to serve all of the businesses within the larger parcel. Upon completion of all development the entire parcel would function as one integrated development. The overall shopping center parking contains approximately 910 parking spaces, 679 spaces from phase 1 and 231 spaces from phase 2. The only parcels not a part of the overall parking determination were the bank parcel at the intersection of Arden Way and Exposition Boulevard and the Fire station parcel. The 231 parking spaces established during phase 2 are parking spaces available to meet the requirement for parking for this parcel.

Though the proposal is for a retail center the proposed design has some what of an office look to it. The applicant calls the design a hybrid of building types which is intended to give the project flexibility and longevity. The applicant is also attempting to be consistent with the architecture in the area which is limited. There is the Fire station to the north, shopping center to the east, Kaiser offices to the west, and the California Exposition to the south. The applicant has used some of these elements in their design by incorporating certain colors and materials such as neutral colors, aluminum canopies, and cement plaster. In consultation with Design Review staff there is no issue with the applicants proposed design. The applicant has indicated their design intent and staff is in agreement (see Attachment 5). The proposed design allows the flexibility to the applicant to change the use to office if the retail proposal is unsuccessful at this location. No signage has been proposed at this time. If signage is proposed the applicant will be required to submit to the Development Services Department for review and approval.

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

DETERMINING THE 1801 EXPO RETAIL PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P08-035)(APN: PORTION'S OF 227-0271-002, -025)

BACKGROUND

- A. On August 28, 2008, the City Planning Commission conducted a public hearing on the 1801 Expo Retail project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.
- B. On October 14, 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 as follows:

- a. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within the 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 5 – 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 AGRICULTURAL (A) TO
SHOPPING CENTER PLANNED UNIT DEVELOPMENT (SC-PUD) AND SHOPPING
CENTER PLANNED UNIT DEVELOPMENT (SC-PUD) TO AGRICULTURAL (A)
(NEAR THE NORTHEAST CORNER OF CHALLENGE WAY AND EXPOSITION
BOULEVARD; 1801 EXPOSITION BOULEVARD)
(P08-035) (APN: PORTION'S OF 227-0271-002, -025)**

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 as 1801 Exposition Boulevard (APN: portion of 227-0271-025) and consisting of 2130 square feet, from Agricultural (A) **to** Shopping Center Planned Unit Development (SC-PUD); and 1700 Challenge Way (APN: portion of 227-0271-002) and consisting of 2130 square feet, from Shopping Center Planned Unit Development (SC-PUD) **to** Agricultural (A).

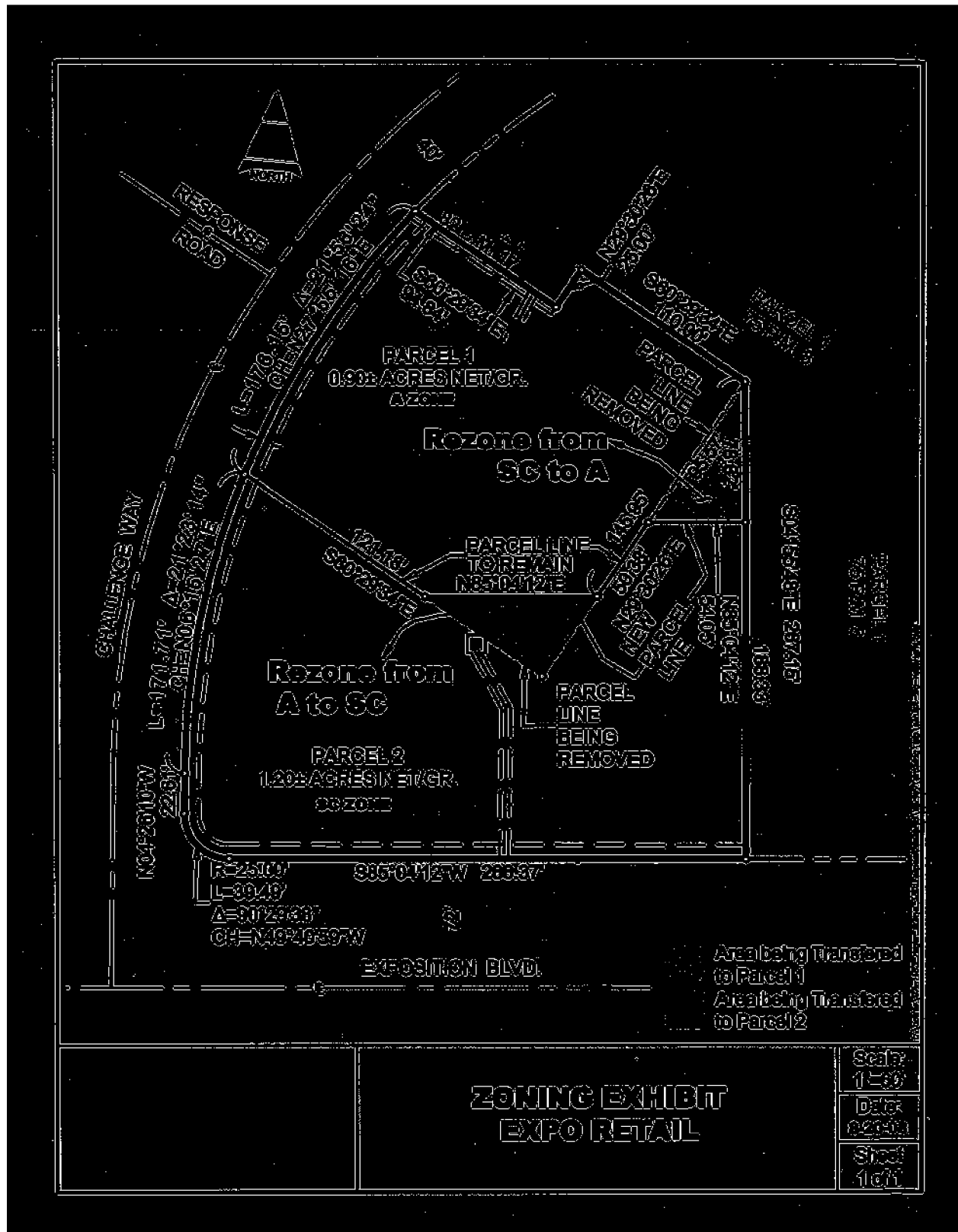
Section 2. Rezoning the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

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.

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Exhibit A: 1801 Expo Retail Project Rezoning Map – 1 Page

Exhibit A - Rezone



RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE 1801 EXPO RETAIL PROJECT (P08-035)

BACKGROUND

- A. On August 28, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 1801 Expo Retail Project.
- B. On October 14, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097 and 17.200.010 (C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the 1801 Expo Retail project.

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 1801 Expo Retail Project, 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. Environmental Determination:** The Environmental Exemption for the Project has been adopted by Resolution No. _____.
- B. Lot Line Adjustment:** The Lot Line Adjustment to the common lines between two lots totaling approximately 1.2 acres in the Agricultural (A) and Shopping Center Planned Unit Development (SC-PUD) zones is approved based on the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (e), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and

improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the Central City Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. Plan Review: The Plan Review to construct a 16,300 square foot retail center in the Shopping Center Planned Unit Development (SC-PUD) zone is approved based on the following Findings of Fact:

1. The proposed development is consistent with the General Plan.

The proposed retail center is a commercial use consistent with the Community and Neighborhood Commercial land use designation and applicable policies related to commercial development.

2. Facilities, including utilities, access roads, sanitation and drainage are

adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Staff has reviewed the proposal and found it to comply with all applicable City policies related to facilities and infrastructure, and have included conditions to ensure adequate drainage capacity and street frontage improvements.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The design of the project complies with applicable setback, lot coverage, density, height and parking regulations. Conditions have been added to ensure compliance with landscaping requirements.

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.

With the addition of conditions relating to the design of the retail center, the proposal will comply with safety standards and will not pose a threat to the public health nor be injurious to the surrounding area.

Conditions Of Approval

C/D. The **Lot Line Adjustment** to adjust the common lot lines between two lots totaling approximately 1.2 acres in the Agricultural (A) and Shopping Center Planned Unit Development (SC-PUD) zones and **Plan Review** to develop an approximately 16,300 square foot retail center are hereby **approved** subject to the following conditions of approval:

All Projects:

C/D1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

C/D2. Any modification to the project shall be subject to review and approval by Development Services Department (Planning Division) staff prior to the issuance of building permits.

Development Engineering:

C/D3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Traffic

Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Traffic Engineering Division.

- C/D4. All new driveways shall be designed and constructed to City standards to the satisfaction of the Traffic Engineering Division.
- C/D5. The minimum throat distance for the Challenge Way driveway shall be 75'. The minimum throat distance for the Exposition Boulevard driveway shall be 25' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- C/D6. 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 and the replacement of any driveway that does not meet current A.D.A. standards.
- C/D7. The applicant shall record the Certificate of Compliance, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- C/D8. 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 Traffic Engineering Division.

Utilities:

- C/D9. All on-site water, storm drain and sanitary sewer facilities shall be private facilities maintained by the property owner.
- C/D10. An on-site drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The project will be required to provide storm water detention in the low points of the street and/or landscape areas and/or in detention vaults or oversized drainage pipes located in the street. The project area is serviced by Sump No. 152, which has a capacity of 0.24 cubic feet per second per acre. According to the City Design and Procedures Manual, the project site will be required to store 1,900 cubic feet per acre of storm water during a 10-year storm event (a rainstorm that has a 1-in-10 chance of happening in a given year). The drainage study shall also include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This study and shed map shall be approved by the DOU prior to the Planning Commission's

Hearing.

- C/D11. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or the finished floor elevation shall be a minimum of 1.7 feet above the local controlling overland flow release elevation, whichever is higher.
- C/D12. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- C/D13. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C/D14. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- C/D15. Per City Code, the point of service for water and storm drain service is located at the public street right-of-way. The onsite water and drainage systems shall be private systems.
- C/D16. The proposed development is located within SASD (Sacramento Area Sewer District formerly CSD-1). Satisfy all SASD requirements.
- C/D17. 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 DOU.
- C/D18. 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, both source control and on-site treatment control measures (e.g. porous pavement detention, stormwater planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), multi-functional drainage corridors, vegetated filter strips and/or swales, and proprietary devices) are required. Contact

DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, and (6) waste management areas. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

C/D19. 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.

C/D20. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "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 DOU 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.

C/D21. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.

C/D22. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.

C/D23. In order to obtain sewer service, construction of District sewer infrastructure may be required.

C/D24. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.

C/D25. Construction of private collector sewer may be permitted to serve multiple buildings as long as those buildings remain in one parcel. Provision for on-site collector sewer

maintenance shall be contained in a street maintenance agreement for the project. The District will provide maintenance only in easements dedicated to the District, or public right-of-ways.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Lot Line Adjustment or Plan Review:

- A. Developing this property may require the payment of sewer impact fees. Impact fees for the District shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- B. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$5,540. This is based on 16,295 sq. ft at the retail rate of \$.34 per sq. ft. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- C. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. 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.
- D. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.
- E. Multiple fire services are allowed per parcel and may be required.
- F. Per the Letter of Map Revision effective February 18, 2005, of the FIRM (Flood Insurance Rate Map), the parcel is located in a shaded Zone X area, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. Accordingly, the project site lies in an area with no flood restrictions.
- G. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- H. 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.
- I. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. CFC 503.2.3
- J. Provide the required fire hydrants in accordance with CFC 508 and Appendix C,

Section C105.

- K. 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.
- L. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- M. 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 503.1.1).
- N. Provide appropriate Knox access for site.
- O. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- P. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- Q. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- R. An approved fire control (riser) room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

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- Exhibit G – Lot Line Adjustment/Land Exchange Exhibit – 1 Page

Exhibit A – Site Plan

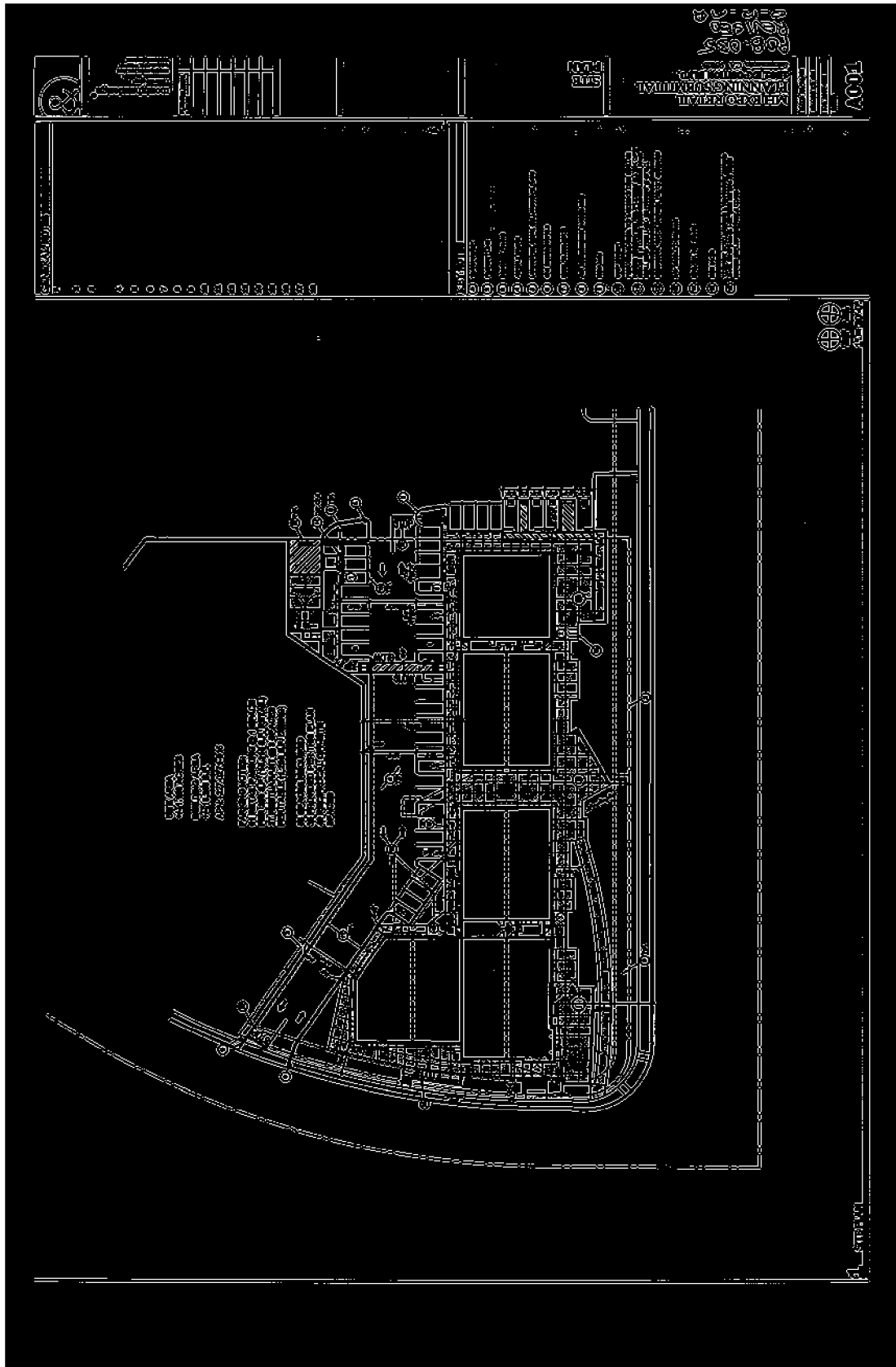


Exhibit B – Floor Plan (Building A)

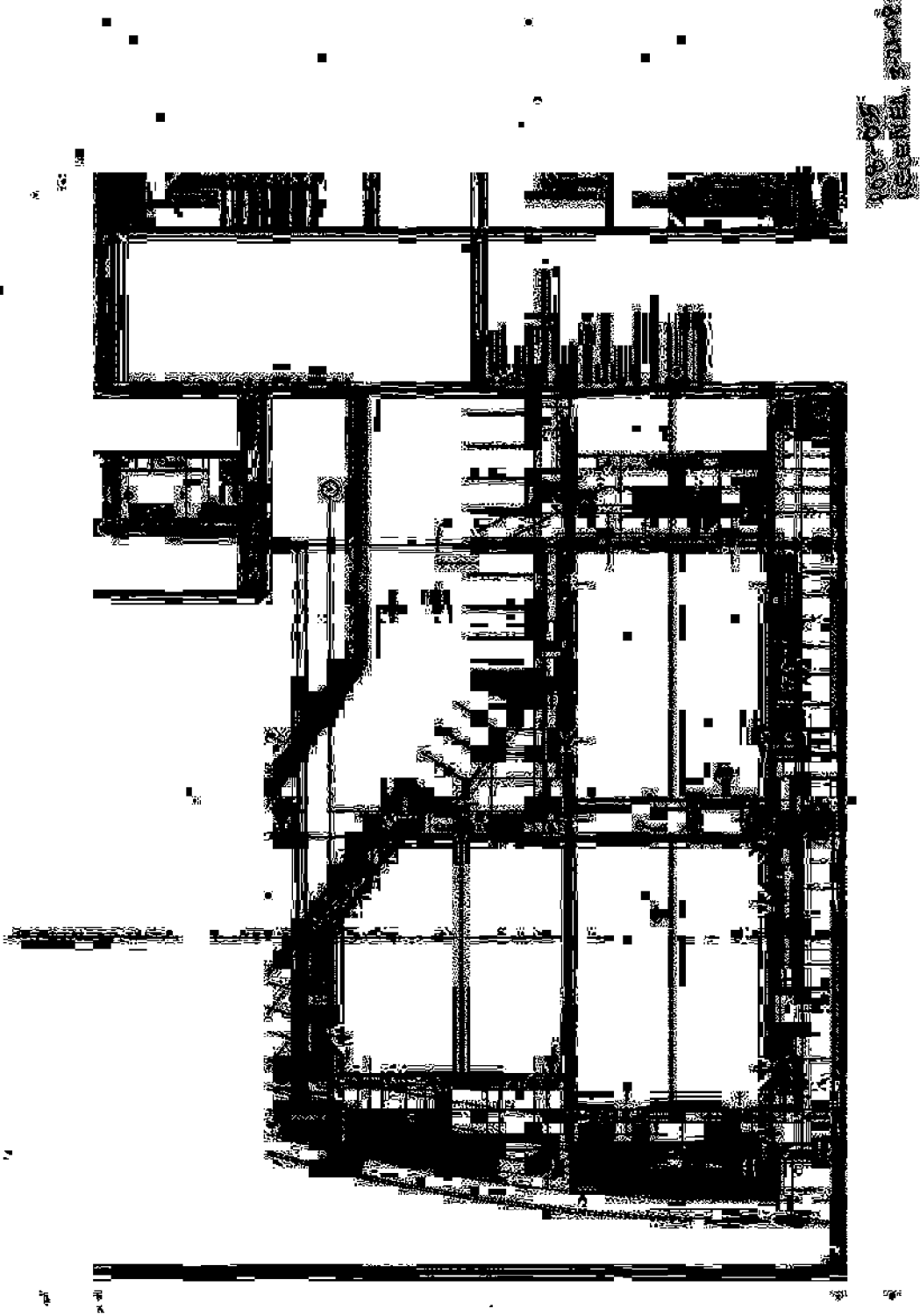


Exhibit C – Floor Plan (Building B)

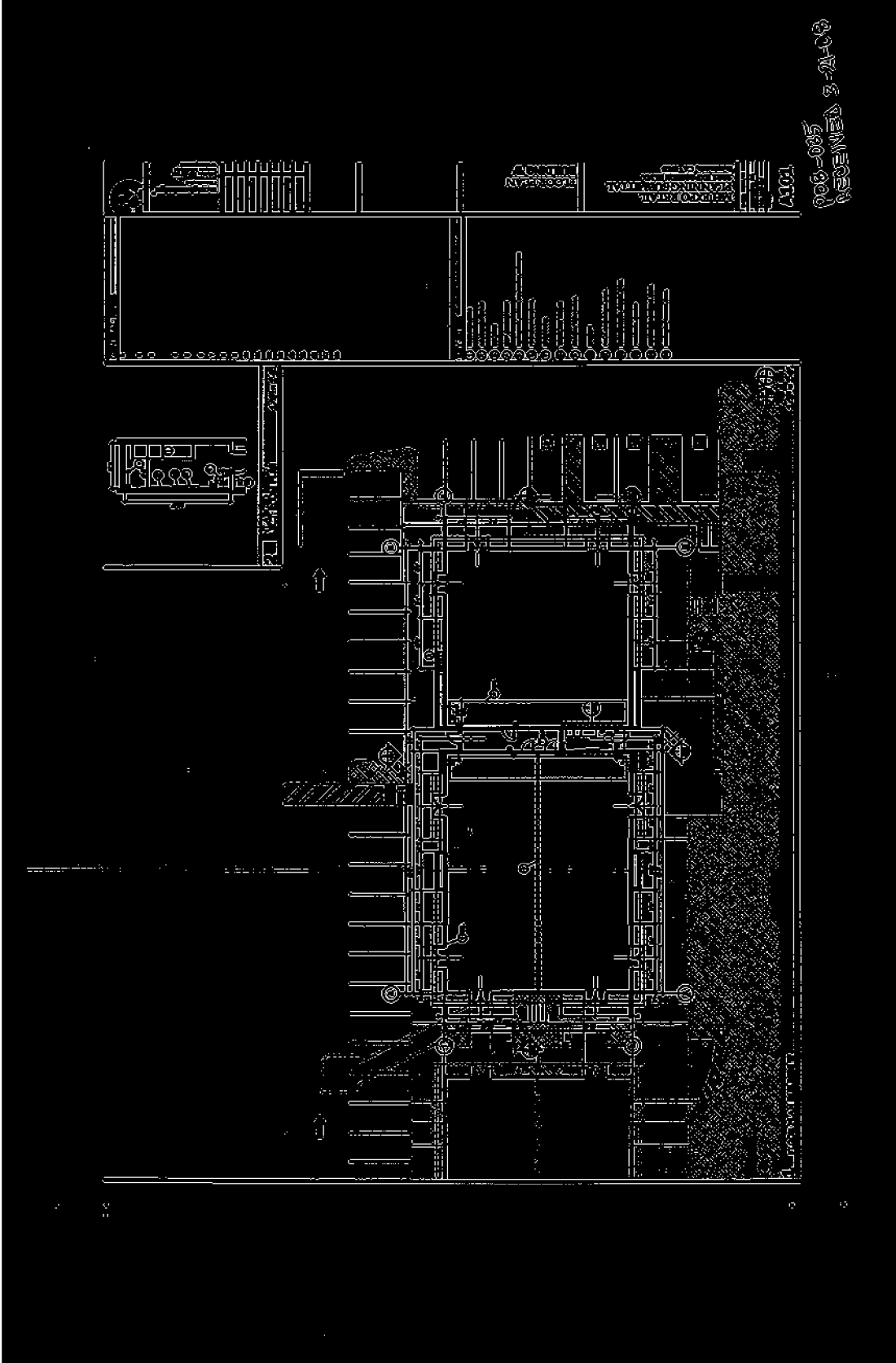


Exhibit D – Building Elevations (Building A)

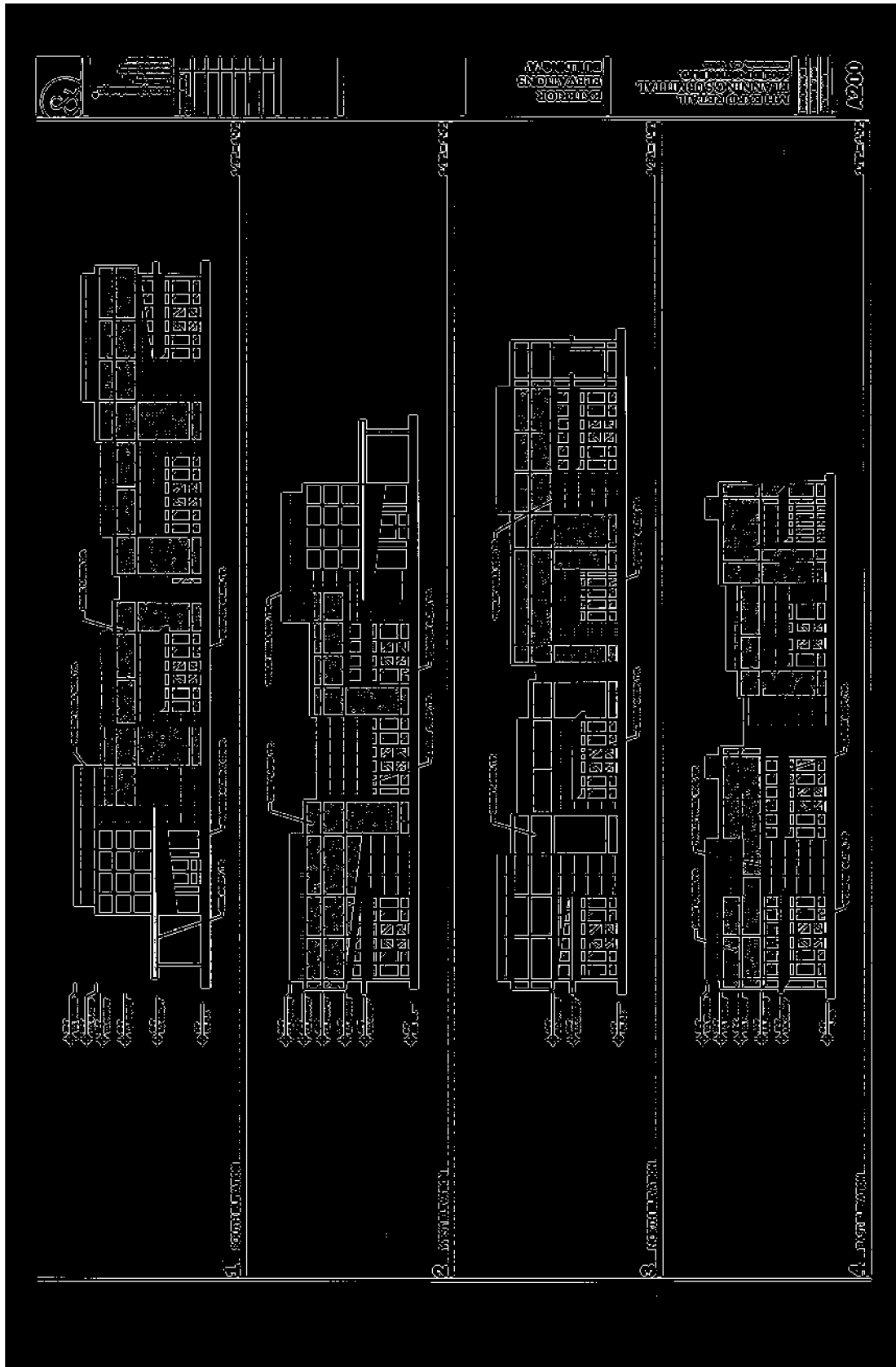


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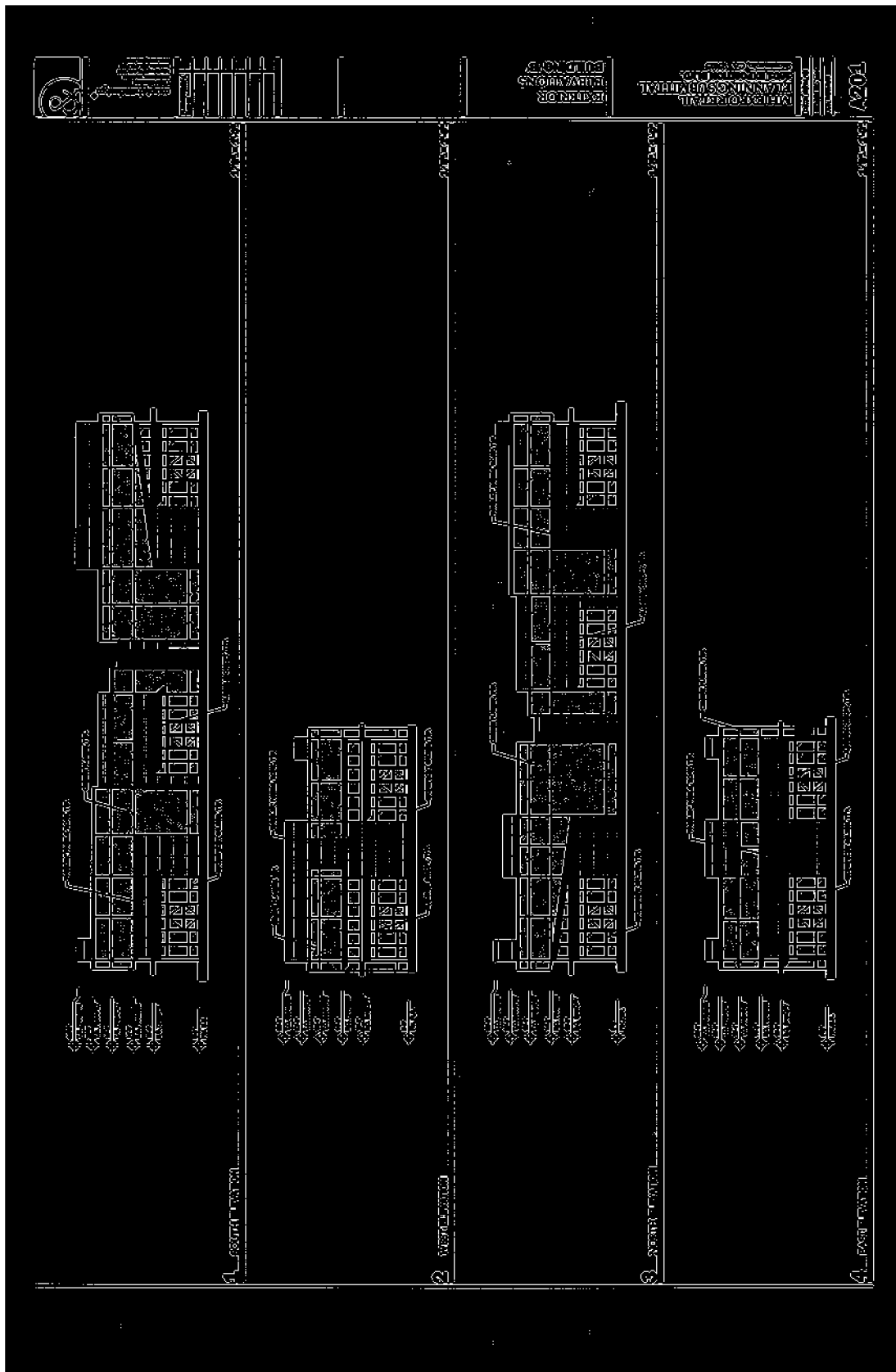


Exhibit F – Landscape Plan

