
AMENDED BY STAFF 12/12/02
ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
(SANTA ANA SELF STORAGE),
LOCATED AT 1401 SANTA ANA AVENUE
SACRAMENTO, CALIFORNIA IN THE
LIGHT INDUSTRIAL (M-1S(R) ZONE. (P02-074)

At the regular meeting of November 14, 2002 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination; Exempt per CEQA 15332
- B. Approved the Plan Review to develop a 26,560 square foot (494 unit) self storage facility in the M-1S(R) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to CEQA Section 15332.
- B. The Plan Review to develop a 26,560 square foot (494 unit) self storage facility in the M-1S(R) zone is hereby approved, based on the following findings of fact:
 - 1. The project is based on sound principles of land use in that a mini-storage is an appropriate use in the industrial zone.
 - 2. The project will not be detrimental to the public welfare or result in the creation of a public nuisance in that on site management will reside on the premises;
 - 3. The project is consistent with the General Plan in that the quality of this site from, the standpoint of landscaping and the decorative wall, reflects a positive community image.

CONDITIONS OF APPROVAL

- B. The Plan Review to develop a 26,560 square foot (494 unit) self storage facility in the M-1S(R) zone is hereby approved, based on the conditions of approval:

Public Works

- B1. Dedicate and construct Santa Ana Ave. to a city standard 53-foot half-street, and adjacent 12-foot wide travel lane for eastbound traffic, per city standards and to the satisfaction of Public Works;
- B2. Construct driveways to city standards and to the satisfaction of Public Works.

Utilities

- B3. Prior to design of the subject project, the applicant shall request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information will then be used to assist the engineers in the design of the on-site fire suppression systems. An 8 inch water main exists in Santa Ana Avenue.
- B4. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered.
- B5. Multiple fire services are allowed per parcel and may be required
- B6. Prior to issuance of a building permit, properly abandon under permit, from the City and County Environmental Division, any well located on the property.
- B7. The nearest sanitary sewer is located more than 800 feet east of the property on Santa Ana Avenue or 1450 feet east in Dry Creek Road. Either the sewer main shall be extended or a septic system permit shall be obtained from the County Environmental Health Services, prior to issuance of a building permit.
- B8. Drainage from parcels located on Santa Ana Avenue will ultimately be required to drain to Magpie Creek through a piped drainage system located in Santa Ana Avenue and Dry Creek Road. The proposed project is located approximately 1300 feet east of Magpie Creek. Presently, there are no improved drainage facilities in the project area. Therefore, **prior to issuance of building permits**, the applicant shall prepare a master

- drainage study of the area with assistance from the Department of Utilities. The master drainage study shall identify the ultimate drainage system for the area and also include a cost estimate for the ultimate drainage improvements. The master drainage study and cost estimate shall be approved by the Department of Utilities. The applicant is encouraged to work with the Special District Section of the Public Works Department to form an assessment district, fee district or other financing mechanism to construct the ultimate drainage system. In lieu of formation of a financing district, the applicant shall construct or contribute fees for its fair share of the ultimate drainage improvements.
- B9. Prior to occupancy, the applicant shall be required to construct permanent on-site drainage facilities.
- B10. Prior to occupancy, the applicant is required to construct off-site drainage facilities consistent with the approved master drainage study or alternatively build interim drainage facilities as approved by the Department of Utilities. If the applicant builds interim drainage facilities, that are not consistent with the approved drainage master study, such facilities will not be reimbursable.
- B11. The applicant will be responsible for all required permits within Magpie Creek.
- B12. 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.
- B13. 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.
- B14. 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 control measures (E.g. vegetated swale, media filtration, water quality pond) 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 on-site treatment control measure. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and recommended on-site control measures.

Police

- B15. The dumpster/trash area must have locking capability.
- B16. The project must provide 1.5 footcandles minimum maintained light from dusk until dawn in the proposed parking lot.
- B17. The applicant must post "no trespassing 602kpc" signs on the property.
- B18. All landscaping shall be irrigated and maintained. Shrubs shall be maintained at a maximum height of 30 inches and trees shall be maintained a minimum distance of six feet from the lowest branch to the ground, with the exception of evergreen trees.

Planning Commission

- B19 The building elevations shall be altered to remove the mansard roofs from the storage containers. The roof form for the proposed office shall remain as proposed.
- B20. Fencing on the east, west, and north sides of the property shall be wrought iron.

Advisory Note

Utilities

1. Improvement plans shall be submitted using City datum.

ART GEE

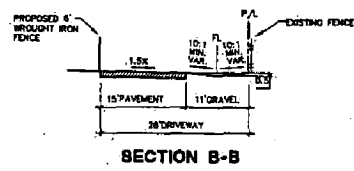
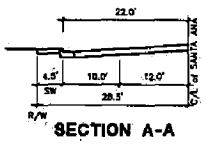
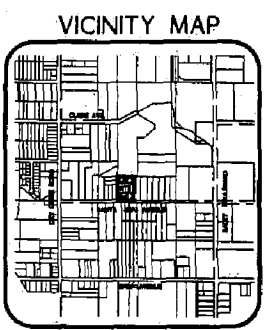
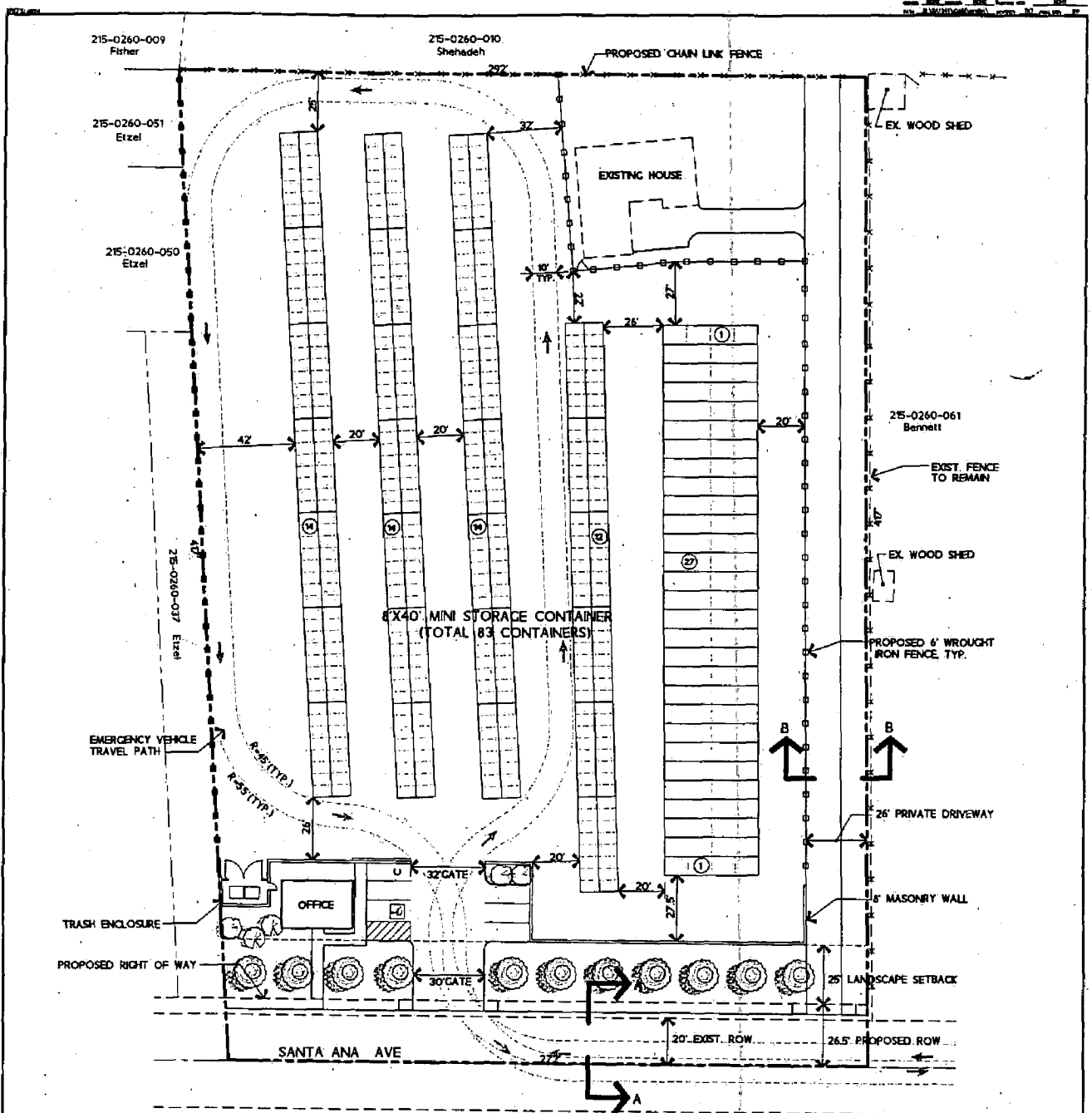
Robert Wente
12/12/02
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P02-074)

DATE: 10/25/02
SCALE: 1"=40'
DRAWN BY: [unclear]



APN: 215-0260-059
TOTAL ACRES: 2.7 ± AC.

STORAGE CONTAINER COUNT
1/2 UNITS: 27 CONTAINERS = 54 UNITS
1/4 UNITS: 2 CONTAINERS = 8 UNITS
1/8 UNITS: 54 CONTAINERS = 432 UNITS
TOTAL: 83 CONTAINERS = 494 UNITS



NO.	DATE	REVISIONS

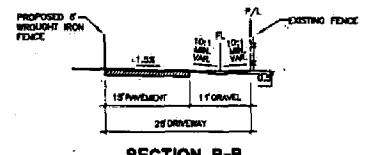
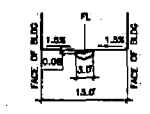
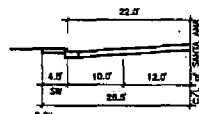
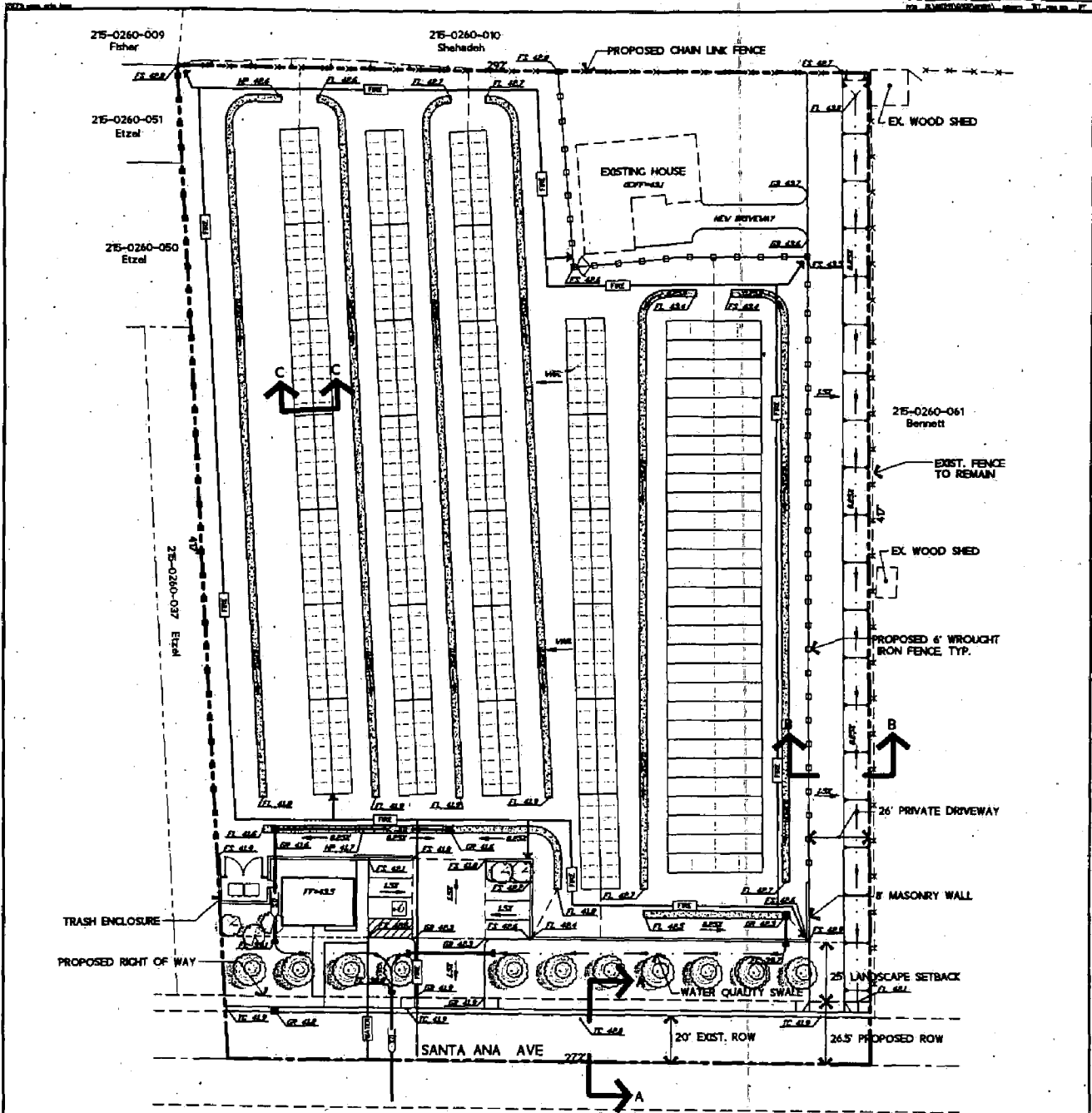
NOLTE
BEYOND ENGINEERING
200 OVERLOOK DRIVE DR. SUITE 200
SUNLAND, CA 91768-1541
MACHINISTS, CA 91766
WINDMILLWOOD

SHEHADEH PROPERTY
CONCEPTUAL SITE PLAN

PREPARED FOR: SHEHADEH PROPERTY

DATE SUBMITTED: 10/25/02

SHEET NUMBER	1
SCALE	1"=40'
DATE	10/25/02
DRAWN BY	[unclear]
CHECKED BY	[unclear]



APN:215-0260-059
TOTAL ACRES: 2.7+ AC.

NOTES:
1. SEPTIC TANK ON EXISTING BUILDING TO BE REPLACED AND NEW SEPTIC TANK TO BE INSTALLED FOR OFFICE.



NO.	DATE	DESCRIPTION

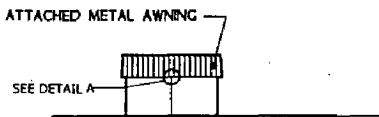
NOLTE
BEYOND ENGINEERING
3700 CHURCH ROAD SUITE 200
DALLAS, TEXAS 75246
TEL: 972.382.1111 FAX: 972.382.1112

SHEHADEH PROPERTY
CONCEPTUAL GRADING & UTILITIES PLAN
PREPARED FOR: SHEHADEH PROPERTY
DATE SUBMITTED: 10/22/02

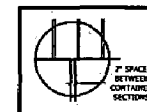
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DATE: 10/22/02



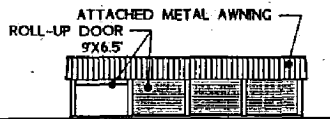
WEST ELEVATION
SCALE: 1"-10'



SOUTH ELEVATION OF WEST SIDE STORAGE
SCALE: 1"-10'



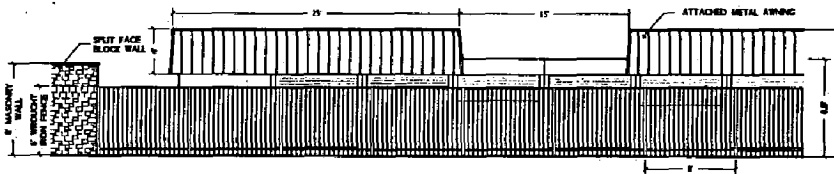
DETAIL A
2' SPACE BETWEEN CONTAINER SECTIONS



SOUTH ELEVATION OF EAST SIDE STORAGE
SCALE: 1"-10'



EAST ELEVATION W/O FENCE OR WALL
SCALE: 1"-10'



PORTION OF EAST ELEVATION W/ FENCE & WALL
SCALE: 1"-5'

EXHIBIT 1-A

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DATE	BY	DATE	REVISION
05/02/02	TMC	3:10 P.M.	
	NOE	SERVICE	NOE

NOLTE
BEYOND ENGINEERING

390 OROVILLE DAM DR. SUITE 100
FREMONT, CA 94539
WWW.NOLTE.COM

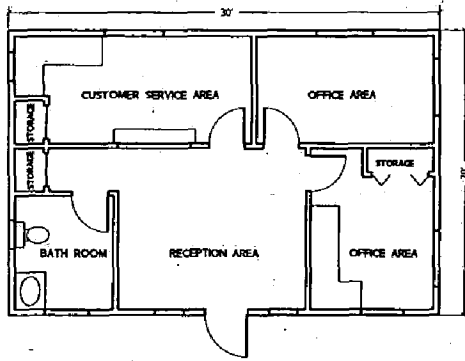
SHEHADEH PROPERTY
Conceptual Elevations

PREPARED FOR: PREPARED_FOR

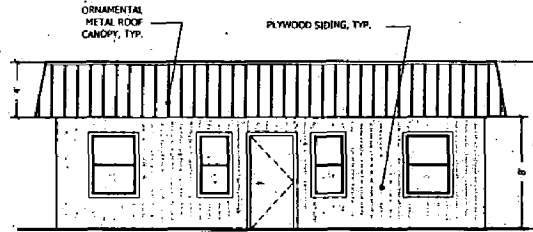
DATE SUBMITTED: 6/4/02

HEET NUMBER	2
SCALE	1/4" = 1'-0"
REVISIONS	
BY	
DATE	

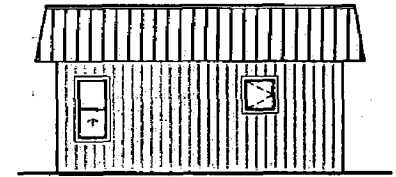
NOTICE: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



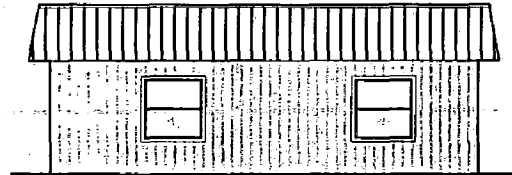
Floor Plan



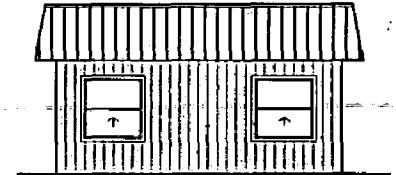
South Elevation



West Elevation



North Elevation



East Elevation

DATE	BY	DATE	REVISION

NOLTE
BEYOND ENGINEERING

2760 CRENSHAW DRIVE DR. SUITE 1000 SACRAMENTO, CA 95825
916.486.1000 TEL. 916.486.1000 FAX WWW.NOLTE.COM

SHEHADEH PROPERTY
Conceptual Office Floor Plan & Elevations

PREPARED FOR: SHEHADEH PROPERTY

DATE SUBMITTED: 6/14/02

REVISED: 3
SCALE: 1/4" = 1'-0"
SHEET: 9
DATE: 6/15/02

F:\MIBW\1-24

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