

ATTACHMENT C  
REVISED

**RESOLUTION NO. 1752**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A PLAN REVIEW FOR PROPERTY LOCATED ON  
MASSIE COURT

(P95-006) (APN: 118-0131-044)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a plan review to allow for the new construction of a 15,500 sq.ft. concrete "tilt up" office building, with 55 on-site vehicle parking spaces and 4 bicycle parking spaces;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(b));

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Plan Review is hereby approved based upon the following findings of fact:
  - A. The project, as conditioned, is based upon sound principles of land use in that:
    - 1) the development of the site with an office use is consistent with the C2-R zoning of the site and;
    - 2) the development of the site will meet all City standards for parking, landscaping & shading, recycling and ADA requirements.
  - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the office use is compatible with the commercial land use of the area.
  - C. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site for commercial uses.

02565

2. The Plan Review for the proposed 15,500 sq.ft. office development (Exhibit C-1) is hereby approved subject to the following conditions:

- A. The building design shall continue the same architectural treatment on the south, west and east elevations. The north elevation shall be modified to incorporate a one bay return of the architectural detailing from the east elevation.
- B. Provide a separate metered water service to the parcel requiring irrigation.
- C. Adequate ADA requirements shall be adjacent to the office.
- D. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, close circuit television shall be used.
- E. Exterior lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk to one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.

Parking lot light standards shall be spaced and at a height that will not conflict with decorative trees.

- F. Business windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
- G. Only one domestic water service will be allowed per parcel.
- H. Any new domestic water services shall be metered.
- I. Multiple fire services are allowed per parcel and may be required.
- J. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- K. The proposed development is not contiguous to an existing public water distribution main. The property owner/developer shall be responsible for any required major off-site water main extensions as determined by the Engineering Services Division. The applicant must show how this parcel is to be served by water. Easements will be required if/as needed.
- L. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.

02566

- M. Comply with the City's Grading, Erosion, Sediment Control Policy.
- N. On site grading, paving, and drainage shall comply with and be approved by Public Works prior to issuance of a building permit; (Obtain a driveway permit).
- O. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. 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) The property owner/developer shall be responsible for any required major off-site storm drainage main construction as determined by the Engineering Services Division.
- P. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities.
- Q. On-site, post construction Best Management Practices (BMPs) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's may effect site layout and design. Therefore, BMP's must be included on the site plan. At a minimum, source control measures and on-site controls shall be implemented.

Refer to the City of Sacramento's draft "Guidance Manual for On-site Control of Urban Runoff Pollution at New Developments", April 1993, for acceptable BMPs for post construction urban stormwater pollution control. All BMP's must be approved by the Department of Utilities.

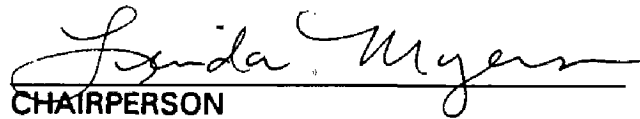
**Advisory Notes:**

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities. This Manual is available from the Department of Utilities by calling 433-6318.

02567

- R. *Per agreements kept on file with the City, the applicant shall pay all costs associated with the design and construction of a new 54' street from Massie Court to the extension of Massie Circle in the County. This roadway shall be completed prior to occupancy of the proposed project.*

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

P95-006

02568