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**AMENDED BY CITY COUNCIL 12/5/95**  
**RESOLUTION NO. 1906**

ADOPTED BY THE CITY OF SACRAMENTO PLANNING  
COMMISSION

ON DATE OF NOVEMBER 2, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT TO DEVELOP A MAJOR  
PROJECT, AND A SPECIAL PERMIT TO DEVELOP A 230,000  
SQUARE FOOT MEDICAL OFFICE BUILDING ON PROPERTY  
LOCATED ON THE NORTHWEST CORNER OF CHALLENGE  
WAY AND EXPOSITION BOULEVARD (P95-048)  
(APN:277-0273-003)

WHEREAS, the City Planning Commission on October 26, 1995,  
held a public hearing on the request for approval of a Special  
Permit to allow a major project; and a Special Permit to develop  
a 230,000 square foot medical office building on property  
located at the above described location;

WHEREAS, an Environmental Impact Report (EIR) has been  
prepared for the project and the Planning Commission has  
considered it;

WHEREAS, the Planning Commission has determined that the EIR  
was prepared in accordance with CEQA;

WHEREAS, the Planning Commission under a separate action,  
concurrent with this action has adopted the Resolution certifying  
the EIR and adopting findings of fact and statement of overriding  
considerations in support of approval of the project.

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 PLANNING  
COMMISSION OF THE CITY OF SACRAMENTO THAT BASED  
UPON THE FOLLOWING FINDINGS OF FACT AND SUBJECT TO  
THE FOLLOWING CONDITIONS:

A. The Special Permit to allow a major project and the

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Special Permit to allow a 230,000 square foot medical office building in the Point West PUD are hereby approved based upon the findings of fact and conditions of approval which follow. This approval is also based upon the separate resolution certifying the EIR and adopting findings of fact and statement of overriding considerations.

#### **1. FINDINGS OF FACT**

- A. The project, as conditioned, is based upon sound principles of land use in that:
1. An office building in excess of 40,000 and in the Point West PUD is an allowable use in the OB zone subject to the approval of a special permit.
  2. The location of the proposed project provides an intensity that is appropriate given the close proximity to and the abundance of transit opportunities that exist for the project site.
  3. The proposed project will provide much needed medical offices in the North Area.
  4. The proposed medical office use will complement the existing office and shopping center uses in the project vicinity.
- 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 site has been designed and conditioned with designated pedestrian areas and public safety in mind.
- C. The project is consistent with the policies of the General Plan regarding the allowance for suburban office development to occur outside of the Central City, while protecting and preserving the urban environment in the Point West PUD.

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## 2. CONDITIONS

- A. The Special Permits to construct a 230,000 square foot medical office building are hereby approved, subject to the following conditions which must be satisfied prior to issuance of a Building Permit unless a different time for compliance is specifically noted in the condition:

### OMMITTED BY CITY COUNCIL 12/5/95:

- ~~1. The applicant shall provide child care facilities to serve not less than 18 children for the proposed 230,000 square foot medical office building. A plan for the child care facilities, which shall address the location, capacity, fund raising mechanism, and implementation schedule, shall be submitted to, and reviewed and approved by, the Development Services Manager prior to the issuance of a building permit; and applicant shall execute, prior to issuance of a building permit for the medical office building, an agreement satisfactory to the City Attorney to ensure implementation of the plan for child care facilities. It is anticipated that a Development Agreement will be executed by and between the parties which will address this condition.~~

### ADDED BY COUNCIL 12/5/95

- 2. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representation submitted by the applicant and as approved by the planning Commission on October 26, 1995, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.*
- 3. The applicant shall contribute \$20,000 to the*

**Sacramento Start program and \$95,000 for use by the Babcock School in conjunction with the Title 5 Grant monies.**

- 4. The applicant shall participate with Babcock Elementary School in an adopt-a-school program.**
- 5. The applicant shall participate in the Arden Local Area Transportation Study implementation.**
- 6. The applicant shall participate in a public safety program for the Point West Area, and shall provide funding for a Neighborhood Police Officer (NPO), if such a program is developed.**
- 7. The applicant shall work with Babcock school to install lighting for Babcock Elementary School and Park during construction of the Kaiser medical office building.**
8. The proposed project site is located within Sacramento Sanitation District No. 1. The County must be contacted for sanitary sewer conditions.
9. 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 California Water Resources Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP consists of preparing plans and implementing measure to control erosion and off-site sediment transport from the project, as well as controlling stormwater pollution from the various hazardous materials associated with construction site. If the project is being bought or sold, and a State Permit has already been obtained, proof of "transfer of ownership" from the SWRCB will be required from the new owner. The City will require proof of compliance with the State Permit(s) prior to approval of the improvements plans. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318.
10. Only one domestic water service will be allowed per parcel.
11. Multiple fire services are allowed per parcel and may

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be required.

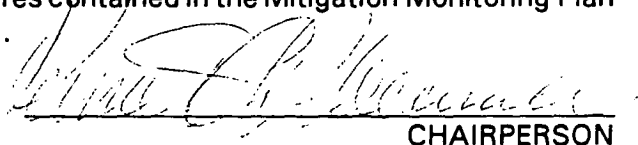
12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
13. Any new domestic water services shall be metered.
14. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standards for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
15. 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 approved by the Department of Utilities.
16. As an advisory note, 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 from the project site during construction. The SWPPP required by the State Permit and the erosion and sediment control plans required by the City's ordinance are interchangeable. 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.
17. The height of the landscape berms shall not exceed 3 1/2 feet.

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18. All applicable design plans shall be reviewed by the Police Department for crime prevention through environmental design criterion.
  19. The paving material utilized for the walkaways shall provide a clearly defined area to be preserved for pedestrians.
  20. Driveways shall be to City standards.
  21. All parking spaces shall meet City standards and handicap spaces shall comply with A.D.A. requirements.
  22. The proposed transit stops shall be located closer to street intersections and designed, to the satisfaction of the Department of Public Works and Regional Transit.
  23. Dedicate and construct a right-turn deceleration lane for the driveway on Exposition Boulevard to the satisfaction of the Traffic Engineer.
  24. Driveways on Response Road must be a minimum of 160 feet from Challenge Way and Heritage Way and directly aligned with driveways on the opposite side of the street or offset 120 feet.
  25. Driveways and parking facilities shall be to City standards. Handicap parking shall comply with the Americans with Disabilities Act.
  26. The Heritage Lane entrance must be redesigned to the satisfaction of the Traffic Engineer to eliminate the potential for head-on conflicts between vehicles entering at the driveway and vehicles circulating within the parking lot. In addition, the connection of the parking aisle and the driveway must be redesigned to eliminate unnecessary hazards and visibility problems.
  27. All on-site parking and access aisles must have adequate visibility. The "T" intersection in the main access drive at the west end of the building must be

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redesigned to allow visibility around the corner of the adjacent property.

- 28. The drop-off areas on the east and west end of the buildings should be widened to allow vehicles to be clear of the main access drive.
- 29. All signs shall be 10 feet minimum from driveways and street right-of-way. All signs at intersections shall be located to provide adequate line of sight.
- 30. The applicant shall be responsible for the full cost of design and installation of a traffic signal at the corner of Challenge Way and Response Road, including costs associated with the designing and installation of the traffic signal. At this time, it is estimated that the cost of design and installation of the traffic signal is approximately \$100,000; provided that, pursuant to this condition, Applicant shall be responsible for the actual cost of design and installation of the traffic signal, whether more or less than the foregoing estimated amount. Prior to issuance of a building permit for the medical office building, Applicant shall deposit with the City the amount estimated by the Traffic Engineer necessary to cover the cost of design and installation of the traffic signal. It is anticipated that a Development Agreement will be executed by and between the parties which will address this condition.
- 31. The applicant shall comply with all applicable measures contained in the Mitigation Monitoring Plan (MMP).

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION