

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 4
August 24, 1995
PAGE 1

P95-016 - COMMERCIAL BUILDING PAD

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Plan Review to allow the construction of an 8,140 square foot commercial building pad on 0.74± vacant acres in the Limited Commercial - Review {with conditions} (C-1R w/c) zone.

LOCATION: Northeast corner of Norwood and Jessie Avenues
237-010-036
Joint Union Sacramento Community Plan
Grant School District
Council District 2

APPLICANT:	Joseph M. Dickson (415) 905-8425 562 Mission St. #201, San Francisco, CA 94105
OWNER:	Village Properties, 562 Mission #201 San Francisco, CA. 94105-2906
PLANS BY:	JMD Architecture 562 Mission St. #201, San Francisco, CA
APPLICATION FILED:	February 13, 1995/Revised Submittal 5/18/95
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION:

The applicant proposes to construct an 8,140 square foot, one story commercial building pad, with thirty six (36) parking spaces on 0.74± vacant acres in the C-1R zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are site and building design. **Staff recommends approval of the project.** This recommendation is based on its consistency with policies regarding commercial uses in the Community Plan and compatibility with surrounding uses.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	Retail/General Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	C-1R wc

Surrounding Land Use and Zoning:

North: Future McDonald's Restaurant (P95-037); C-1R
 South: AM/PM & Jack-in-the-Box; C-2
 East: Magpie Creek & Future Single Family Subdivision - Chardonay; R-1A
 West: Sav Max Shopping Center; SC

Setbacks:	Required	Provided
Front:	25'	150'
Side(st):	5'	12.5'
Side(north):	0'	23'
Rear:	15'	20'

Property Dimensions:	irregular
Property Area:	0.74 ± gross acres
Square Footage of Building:	8,140 square feet
Height of Building:	24 feet, 1 story
Exterior Building Materials:	Stucco with tile accents
Roof Material:	Asphalt
Parking Provided:	36 spaces
Parking Required:	33 spaces (based on 1:250 ratio/retail use)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
Sign Permit	Building Division

BACKGROUND INFORMATION

In 1985, the subject site (in conjunction with the adjacent 0.74 \pm acre site) was rezoned from Single Family Alternative (R-1A) to Limited Commercial Review (with conditions) zone (C-1R w/c) (P85-364). Several conditions of approval for the rezone were agreed upon between the owner and City staff in order to prevent the site from becoming a nuisance to the surrounding neighborhood. More specifically, the rezone conditions prohibited liquor stores, convenience markets, service stations and fast food restaurant establishments that serve meals and have no table service. Subsequently, the site was sold to the LaMancha Development Company and (according to the new owner) the rezone restrictions were not disclosed to the new property owner. La Mancha Devlpt. Co., applied for a Special Permit to allow the sale of beer and wine, and a request to delete the rezone condition restricting a convenience market and a restaurant use without tables and chairs.

On **April 16, 1992**, the City Planning Commission denied a Special Permit to allow the sale of beer and wine for off-site consumption; recommended approval of an Amendment to the rezone to allow restaurants that serve meals with no table service (i.e., Subway, Pizza Hut, etc); allowed a convenience market on the site; and approved a Plan Review to allow the construction of two retail shopping center pads totaling 15,027 \pm square feet (P91-242).

The property owner (La Mancha Devlpt. Co.) appealed the Commission's decision to the City Council for the denial of the beer and wine sales for off-site consumption. On **August 11, 1992**, the City Council denied the property owner's appeal of the Planning Commission denial of a Special Permit to allow the sale of beer and wine for off-site consumption and approved the amendment of the rezone condition to allow a convenience market on the 1.5 \pm acre site.

On **November 17, 1994**, the City Planning Commission approved a Tentative Map to subdivide the 1.5 \pm acre site into two lots for future commercial development. The approved Tentative Map split the parcel into two lots establishing a 0.74 \pm acre lot (APN: 237-0100-036) and a 0.77 \pm acre lot (APN: 237-0100-035) in the C-1R w/c zone (P94-109).

Under the current limited commercial zoning (C-1R), the proposed commercial use would be allowed on the site subject to a Plan Review approval by the City Planning Commission. The review Plan Review "R" zone gives the City the ability to take a more active role in encouraging better site design and quality building design for new construction allowed in the C-1 zone. A formal application submittal has also been submitted for a future McDonald's Restaurant on the adjacent 0.77 \pm acre site (P95-037). A drive-through restaurant use is, however, not permitted under the current C-1R zone and would, therefore, require a rezone and a Special Permit for the drive-through. ~~This item is scheduled for a subsequent City Planning Commission hearing date.~~ **The Special**

Permit was approved by City Planning Commission (5 ayes/ 3 noes) on August 10, 1995. The Rezone request is tentatively scheduled for City Council on September 19, 1995. (Amended by staff)

The proposal consists of the construction of an 8,140 square foot commercial pad in the C-1R zone. The original application consisted of a Krage Auto Parts store. Krage has since rescinded from purchasing the site. At present, the objective is to establish a commercial pad which would be leased for retail and/or commercial related businesses to serve the immediate neighborhood. The applicant has indicated to staff that the size was established to accommodate one large user or two smaller users. Because no user has expressed interest, the hours of operation have not been determined.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed commercial use is consistent with the General Plan and North Sacramento Community Plan (NSCP) land use designations. The NSCP encourages new businesses to locate in areas experiencing blight, particularly those which will enhance the economic vitality of the community. The site has been vacant and unimproved for the past 30 years.

The subject site is located within the Magpie Creek 100-year flood plain. On July 27, 1993, Magpie Creek Goals and Policies were adopted by City Council to guide development near and adjacent to Magpie Creek. The purpose of the goals and policies is to provide guidelines for improving and enhancing historic Magpie Creek. The intent is to turn the creek into an amenity to be enjoyed by residents adjacent to the creek and surrounding neighbors and neighborhoods. Portions of Historic Magpie Creek are natural and portions of the creek are improved concrete channels. Developments adjacent to the creek are required to provide various setbacks to protect the creek and an easement for a biketrail.

Currently, properties north of Bell Avenue are required to provide adequate setbacks to accommodate a biketrail if the parcel abuts the Historic Magpie Creek. The majority of properties south of Bell Avenue, adjacent to the creek, are developed and the channel is concrete. *An easement for a biketrail is, therefore, not needed* since property to the north and south of the site is developed and no easements for a biketrail are established. An adequate drainage easement is in place for the Magpie Creek channel.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The C-1R zoning requires a 25 foot building setback along Norwood Avenue and a five foot building setback along Jessie Avenue. Adequate building and landscape setbacks are proposed. A chainlink fence is located along the east property line adjacent to Magpie Creek. The site plan depicts the parking area fronting on both Norwood and Jessie Avenues and the building is setback approximately 150 feet from Norwood Avenue. The building is setback 12.5' feet along Jessie Avenue. The building setbacks are compatible with adjacent businesses in the area. ***The building's setback from Norwood Avenue is also supported by the Police Department which allows for greater visibility of the recently approved McDonald's restaurant. (Amended by staff)***

Currently, the east property line of the proposed site abuts an existing 40 foot wide drainage easement (Magpie Creek) owned by the City of Sacramento. For adequate flood protection, the commercial pads will be required to be constructed at a minimum elevation of 26.6 or to the satisfaction of the City's Public Works Division.

The site plan indicates a trash enclosure location and a recycle area along the north side of the building. The trash enclosure and recycling enclosure must meet all requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate. The trash and recycling area location does not encroach into the designated parking and reciprocal driveway depicted on the site plan. The recycling enclosure must also comply with the Recycling Ordinance.

2. Parking/Circulation

The Zoning Ordinance requires one parking space for every 250 gross square feet of building area for a retail use. Based on the proposed 8,140 square foot commercial pad, 33 parking spaces would be required on the site. As previously stated above, the parking area is primarily located in the front of the building fronting onto Norwood Avenue. The submitted site plan indicates a total of 36 parking spaces, two of which are handicap spaces. Staff has no objection to the amount of parking spaces provided (based on retail space) since no tenant has been identified. No bicycle parking spaces are shown on the submitted site plan. The Zoning Ordinance requires one bicycle parking facility for every twenty-five off-street parking spaces required. Staff would recommend that a minimum of two bicycle parking facilities be provided on the site. Fifty percent shading

must be provided for the designated parking, maneuvering and driveway areas depicted on the site plan.

One driveway for ingress and egress is indicated off of Norwood Avenue and two driveways are proposed for ingress and egress off of Jessie Avenue. The proposed driveway along the east property line with access off of Jessie will primarily be used for truck deliveries to the commercial businesses. Reciprocal access between the two lots (commercial/future McDonald's) will be provided. A reciprocal access agreement will be required prior to issuance of a building permit for the commercial pad.

3. Landscaping

The site plan depicts a 15 foot landscape setback along Norwood Avenue and a 12.5' landscape setback along Jessie Avenue. At the southwest corner of the site, a deeper landscaped area will be provided (approx. 35 feet) to create a visual landscape buffer at the corner. This landscape element is similar to the adjacent business (AM/PM) immediately south of the site. The submitted plan also indicates a three foot area behind the proposed building. Staff would recommend that trees and/or shrubbery with ground cover be provided within the three foot wide setback area. There are no trees on the site. No landscape or irrigation plan has been submitted. Staff recommends that the applicant submit a detailed landscape and irrigation plan for review and approval of Planning Staff prior to issuance of Building Permits. The landscape plan shall include the irrigation system, the front setback landscaping along both Norwood and Jessie Avenues and the landscaping within the three foot wide strip behind the building. The landscape plans should also indicate compliance with the Water Conservation Ordinance.

4. Signage

The site plan indicates one pylon sign at the southwest corner of the site. No attached signage is indicated on the submitted elevations. All signage will be required to comply with the City's Sign Ordinance and the signs will be required to obtain sign permits. The Zoning Ordinance allows one detached sign for each street frontage, not to exceed twenty-four (24) square feet in area. The detached sign shall be a monument sign and shall be located ten (10) feet from any property line and five (5) feet from any driveway in order to provide clear vision. The height of the monument sign shall not exceed six (6) feet measured from the sidewalk or parking lot, whichever is lower. Because this is a corner lot, two attached signs are allowed. The attached signs shall not exceed one square foot of sign area for each front foot of building occupancy.

C. Building Design

The applicant proposes to construct a 24 foot high tilt-up stucco building, with tile accents. The colors have not been determined. The roof material will be asphalt. Design Review staff is not opposed to the buildings design or proposed accents to be used. It was, however, suggested that a repeat of the tile accents be added around the entire building (including the east elevation) to add interest. The Design Review staff also recommended that the color treatment used should match or be similar (pastels/earthtones) to the existing Sav-Max shopping center to the west and shall continue at all elevations. Lastly, it was recommended that all mechanical equipment be placed behind the parapet wall to not be visible from the streets (both Norwood and Jessie Aves.). Overall staff finds the building's design with recommended modifications will be compatible with the surrounding area will further enhance the corner.

D. Operating Issues

As previously mentioned, the subject site has a zoning condition which prohibits liquor stores, service stations and beer and wine sales for off-site consumption. It is also important to note that the Plan Review approval does not allow drive-through uses and/or services. A restaurant use is permitted on the site but would require review at the public counter to determine adequate parking. The parking requirement is 1 space for every 3 seats. Site plan development shall be limited to the attached floor plan and elevations. If the applicant wishes to modify the approved site plan, floor plan and/or elevations, approval by the Zoning Administrator or the Planning Commission will be required. Finally, any business located on the site shall be limited to operating hours between 6:00 A.M. to 6:00 P.M. daily.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Engineering Development Services Division

- a) The Engineering Development Services Division requested that on-site paving, grading and drainage be approved by Public Works prior to issuance of Building Permits.
- b) Reciprocal easements for ingress, egress, maneuvering and drainage are required.

2. Utility Department

The Utilities Department comments are summarized in the attached resolution approving the Plan Review. Their comments are related to drainage and building pad elevations for the overall site plan and building.

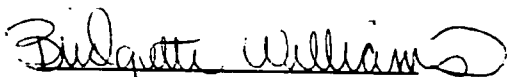
PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny the entitlements listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

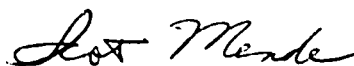
- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Plan Review for the construction of an 8,140 square foot commercial building pad on 0.74± in the C-1R zone subject to conditions.

Report Prepared By,

Report Reviewed By,



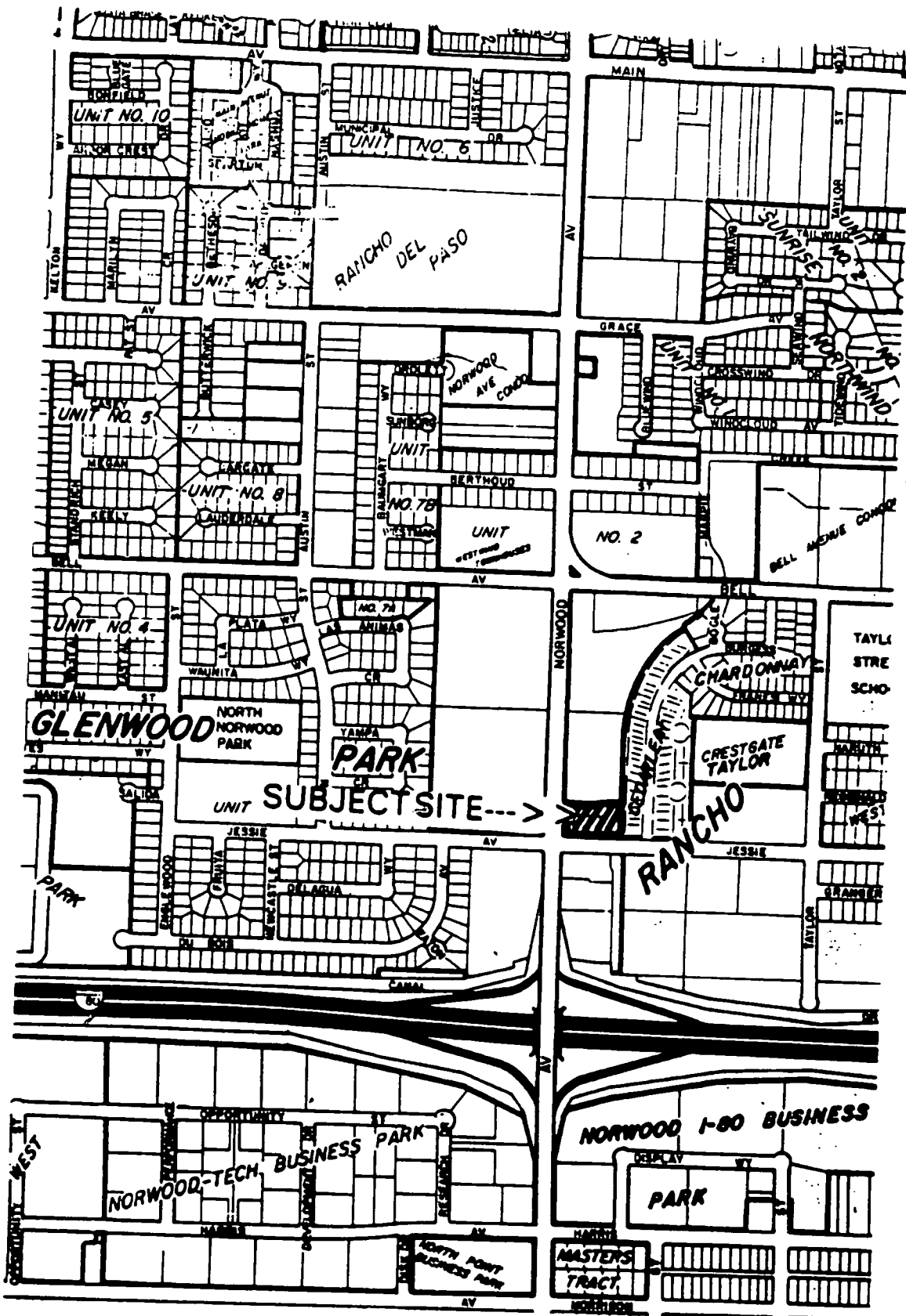
Bridgette Williams
Associate Planner



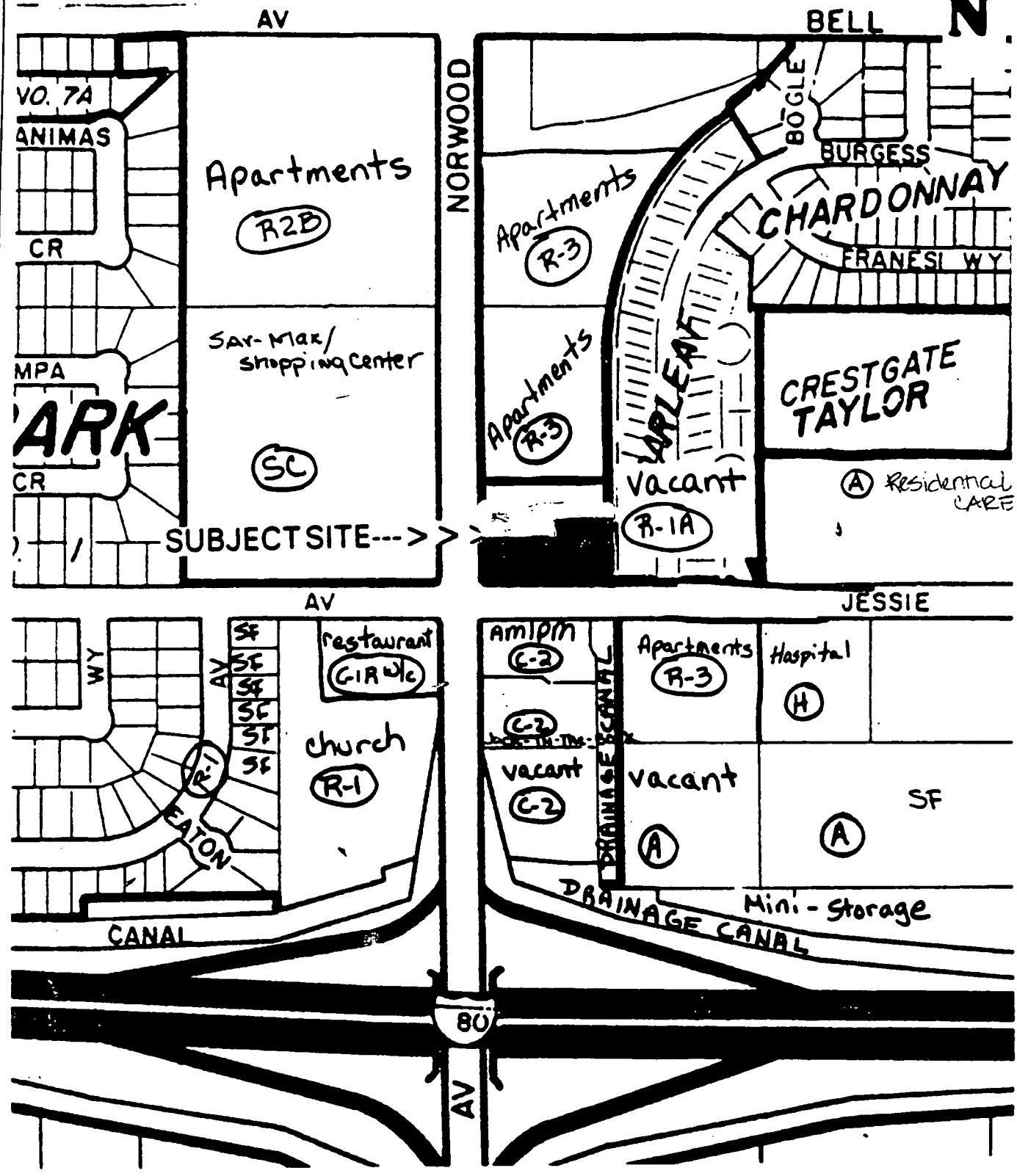
Scot Mende
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Adopting Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Plan Review
Exhibit D-1	Site Plan
Exhibit D-2	Elevations



VICINITY MAP



LAND USE & ZONING MAP

RESOLUTION NO.

**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON DATE OF JULY 13, 1995**

MITIGATION MONITORING PLAN FOR P95-016 FOR A PLAN REVIEW TO DEVELOP AN 8,140 SQUARE FOOT COMMERCIAL BUILDING ON .74± VACANT ACRES IN THE LIMITED COMMERCIAL - REVIEW w/c (C-1R) ZONE IN THE NORTH SACRAMENTO COMMUNITY PLAN AREA. (APN: #237-010-027) (P95-016)

WHEREAS, the City Planning Commission held a public hearing to review the above described project;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

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

1. The Mitigation Monitoring Plan for the Plan Review (P95-016) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated March 19, 1995.

Chairperson

ATTEST:

Secretary to the Planning Commission
P95-016

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Plan Review - Commercial Building P95-016

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
May 19, 1995

Adopted By:
City of Sacramento, City Planning Commission

Date:

Attest:

Chairperson

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5000, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Commercial Development/95-016
Owner/Developer- Name: Lial Enterprises
Address: 2100 Northrup Ave. #500
Sacramento, CA 95825

Project Location / Legal Description of Property (if recorded):

Northeast corner of Jessie and Norwood Avenue

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on noise and cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Plan Review to construct an 8,140 square foot one-story commercial building pad on .74± vacant acres in the Limited Commercial - Review (C-1R) zone. The site is located at the northeast corner of Jessie Avenue and Norwood Avenue (APN #237-010-027) within the North Sacramento Community Plan (NSCP) area. The Sacramento General Plan designation is Community/Neighborhood Commercial & Offices, and the NSCP designation is Retail/General Commercial. The current zoning is C-1R w/c (with conditions).

SECTION 3: PLAN CONTENTS

A. Noise

General:

1. All joints in exterior walls shall be grouted or caulked airtight.
2. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
3. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
4. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
5. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permits the Building Division shall require that the final building plans incorporate the applicable attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to finaling the permit, Certificate of Compliance or Certificate of Occupancy, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

Cultural Resources

6. If buried archaeological material, such as flakes, tools, grindstone, or human bone are encountered during the course of construction, work in the immediate vicinity shall be temporarily halted until a qualified archaeologist is consulted.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Both the public improvement plans and building plans shall be noted to state that work shall be stopped and an archaeologist shall be consulted in the event that any archaeological materials are found.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Site inspections by the Building Division shall watch for any potential archaeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as an inspection item on the Special Conditions Attachment.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JULY 13, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A PLAN REVIEW FOR
PROPERTY LOCATED AT THE NORTHEAST
CORNER OF NORWOOD AND JESSIE AVENUES**

(P95-016) (APN:237-010-036)

WHEREAS, the City Planning Commission on July 13, 1995, held a public hearing on the request for approval of a Plan Review to construct an 8,140 square foot commercial building pad for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration with mitigation measures;

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 proposed use is compatible with non-residential uses surrounding the site; and
 - 2) adequate landscaping, parking and site design is provided.

- 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 design and building design is compatible with the area and adequate landscaping will be provided.
- C. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Community/Neighborhood Commercial & Offices and Retail/General Commercial uses, respectively.
2. The Plan Review for the proposed 8,140 square foot commercial facility is hereby approved, subject to the following conditions:
- A. The trash enclosure must meet all requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate. The recycling enclosure must also comply with the Recycling Ordinance.
- B. Two bicycle parking facilities shall be provided on the site.
- C. Fifty percent shading shall be provided for the designated parking, maneuvering and driveway areas depicted on the site plan.
- D. A detailed landscape and irrigation plan for review and approval of Planning staff shall be submitted prior to issuance of building permits. The landscape plan shall include the following items:
- * an irrigation system shall be reflected in all areas where landscaping is proposed;
 - * fifteen (15) foot wide landscape setbacks shall be located on Norwood Avenue, 12.5 foot wide landscape setbacks shall be located along Jessie Avenue, and a 3 foot wide landscape strip with trees and/or shrubbery shall be provided behind the proposed building on the east side;
 - * the landscape plans shall indicate compliance with the Water Conservation Ordinance;
- E. All signage shall with the City's Sign Ordinance and the signs will be required to obtain sign permits.
- F. A repeat of the tile accents shall be added around the entire building (including the east elevation) to add interest.
- G. The color treatment used shall continue at all elevations. The building colors (pastels/earthtones) shall be similar to the Sav-Max Shopping center immediately west of the subject site.

- H. All mechanical equipment shall be placed behind the parapet wall and not be visible from the streets (both Norwood and Jessie Aves.).
- I. On-site paving, grading and drainage shall be approved by Public Works prior to issuance of Building Permits.
- J. A reciprocal access agreement between the two property owners for ingress, egress, maneuvering and drainage shall be in place prior to issuance of a building permit for the commercial pad.
- K. The commercial pad shall be constructed at a minimum elevation of 26.8 or to the satisfaction of the City's Public Works Division.
- L. Only one domestic water service will be allowed per parcel.
- M. Multiple fire services are allowed per parcel and may be required.
- N. Any new domestic water services shall be metered.
- O. A drainage study shall be performed to determine the proper elevation for the on-site drainage system to prevent the parking area from flooding. The starting HGL for this study shall be 23.0 at the manhole in Jessie Avenue where the drainage from this site discharges. The HGL shall be backed into the site using the 10-year flows and the given starting HGL. This study shall be reviewed and approved by the Department of Utilities prior to issuance of the building permit.
- P. A minimum 15 foot wide ingress/egress easement shall be dedicated adjacent to Magpie Creek within this site for the purpose of operation, maintenance and inspection of the channel.
- 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 the 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 shall be implemented.

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

- R. Site plan development shall be limited to the attached floor plan and elevations. If the applicant wishes to modify the approved site plan, floor plan and/or elevations approval by the Zoning Administrator or the Planning Commission shall be required.
- S. Any business located on the site shall be limited to operating hours between 6:00 A.M. to 6:00 P.M. daily.

Advisory Notes:

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 BMP's 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

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P95-016

bwilliam/(app).res

