

RESOLUTION NO. 2015-129

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A GENERAL PLAN AMENDMENT AND DESIGN REVIEW FOR THE
99 CENTS ONLY STORE PROJECT (EG-14-018);
ASSESSOR PARCEL NUMBER 121-0140-013**

WHEREAS, the Planning Department of the City of Elk Grove received an application on June 11, 2014 from PM Design Group, Inc. (the "Applicant") requesting a General Plan Amendment, Rezone, and Design Review (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 121-0140-013; and

WHEREAS, the Planning Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code), City's Design Guidelines, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on February 5, 2015, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-0 to recommend denial of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on March 25, 2015, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §21000-21189.3; and

WHEREAS, on March 25, 2015, the City Council adopted Resolution No. 2015-057, adopting a Mitigated Negative Declaration (MND) for the Project; and

WHEREAS, on March 25, 2015, the City Council adopted Resolution No. 2015-058 declaring the City Council's intent to adopt a General Plan Amendment, Rezone, and approve a Design Review for the Project; and

WHEREAS, Section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

WHEREAS, for this reason, and to accommodate development, the City shall consolidate General Plan Amendments for approval together as one amendment action that shall be heard by the City Council at a duly noticed public hearing on an unspecified future date as a separate item; and

WHEREAS, no other General Plan Amendments were available to consolidate with the Project as one approval as previously intended, staff has determined that the Project shall be heard independently by the City Council so the Project can move forward as planned.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby adopts the General Plan Amendment for the 99 Cents Only Store Project (EG-14-018), as described in Exhibit A and illustrated in Exhibit B, based upon the following findings:

General Plan Amendment

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The Project proposes to change the land use designation of Office to Commercial. The amendment would allow the development of a retail development that is more consistent with the adjacent retail shopping center to the north. The shopping center has a General Plan land use designation of Commercial. All necessary public facilities and services will be provided to the Project site in accordance with all local, county, and State development requirements.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Design Review for the 99 Cents Only Store Project (EG-14-018), as described in Exhibit A and illustrated in Exhibit C, subject to the Conditions of Approval contained in Exhibit D (all incorporated herein by this reference), based upon the following findings:

Major Design Review

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Citywide Design Guidelines. It is concluded that the Project's architecture and site planning meet all applicable development standards prescribed by the Zoning Code and Citywide Design Guidelines. The Project meets the requirements for setbacks, parking, lighting, and landscaping. The proposed elevations for the development have been designed to be distinctive, but compatible with the shopping center to the north in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize both split face and precision CMU blocks, cement plaster finish and façade details such as horizontal and vertical breaks, horizontal accent banding, CMU column wainscot, wall trellises, faux steel window frames, and varying wall planes. There will be a variety of landscaping materials concentrated along the street frontages and in the parking lot. The Project has a clear design concept which is carried through to all elements of the Project. Additionally, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed architecture, site design, and landscaping are suitable for the building and site and will enhance the character of the neighborhood and community. The site design includes enhanced pavement at the driveway entrances; pedestrian connection throughout the site that includes connection from the parking lot and landscape corridors to the building entrance; enhanced pavement at pedestrian crossings; and a selected landscape palette that minimizes visibility from adjacent streets. The building has defined elevations and a covered entry. Thus, the proposed site design and building elevations provide all design elements required by the Citywide Design Guidelines and Zoning Code, including consistent detailing of the architectural style, application of a consistent color palette throughout the Project, and providing sufficient pedestrian connectivity and landscaping.

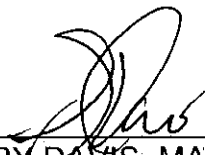
Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed elevations have been designed to be distinctive, but still compatible with the adjacent commercial shopping in regard to scale, architectural style, and mass. The elevations utilize split face and precision CMU blocks, cement plaster finish, and various façade details such as horizontal and vertical breaks, horizontal accent banding, CMU column wainscot, wall trellises, faux steel window frames, and varying wall planes that soften the edge of the building and enhance the pedestrian scale and streetscape. Thus, the Project has a clear design concept which is carried through to all elements of the Project.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed Project will include pedestrian access from each street and internal pedestrian pathways. These features will provide for and will not create conflicts with pedestrian transportation. Vehicular circulation is provided for throughout the site and the site provides 113 parking spaces, which exceeds the City parking standards. The Project also provides the required number of bicycle parking spaces at the northeast corner of the building. These features will enhance the pedestrian connectivity as well as vehicular and bicycle access to the site, and will not create conflicts with other vehicular, bicycle or pedestrian circulation.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of June 2015.

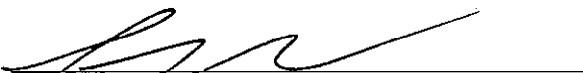


GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
99 Cents Only Store (EG-14-018)
Project Description

PROJECT DESCRIPTION

The proposed Project, 99 Cents Only Store, involves a General Plan Amendment, Rezone, and Design Review to allow the construction of a 20,100-square-foot retail building and associated site improvements including parking, lighting, and landscaping.

General Plan Amendment

To change the land use designation from Office to Commercial

Rezone

To change the zone district of Business and Professional Office (BP) to Shopping Center.

Design Review

To allow the construction of a 20,100-square-foot retail building and associated site improvements including parking, lighting, and landscaping.

Exhibit B
99 CENTS ONLY STORE (EG-14-018)
Project Exhibits

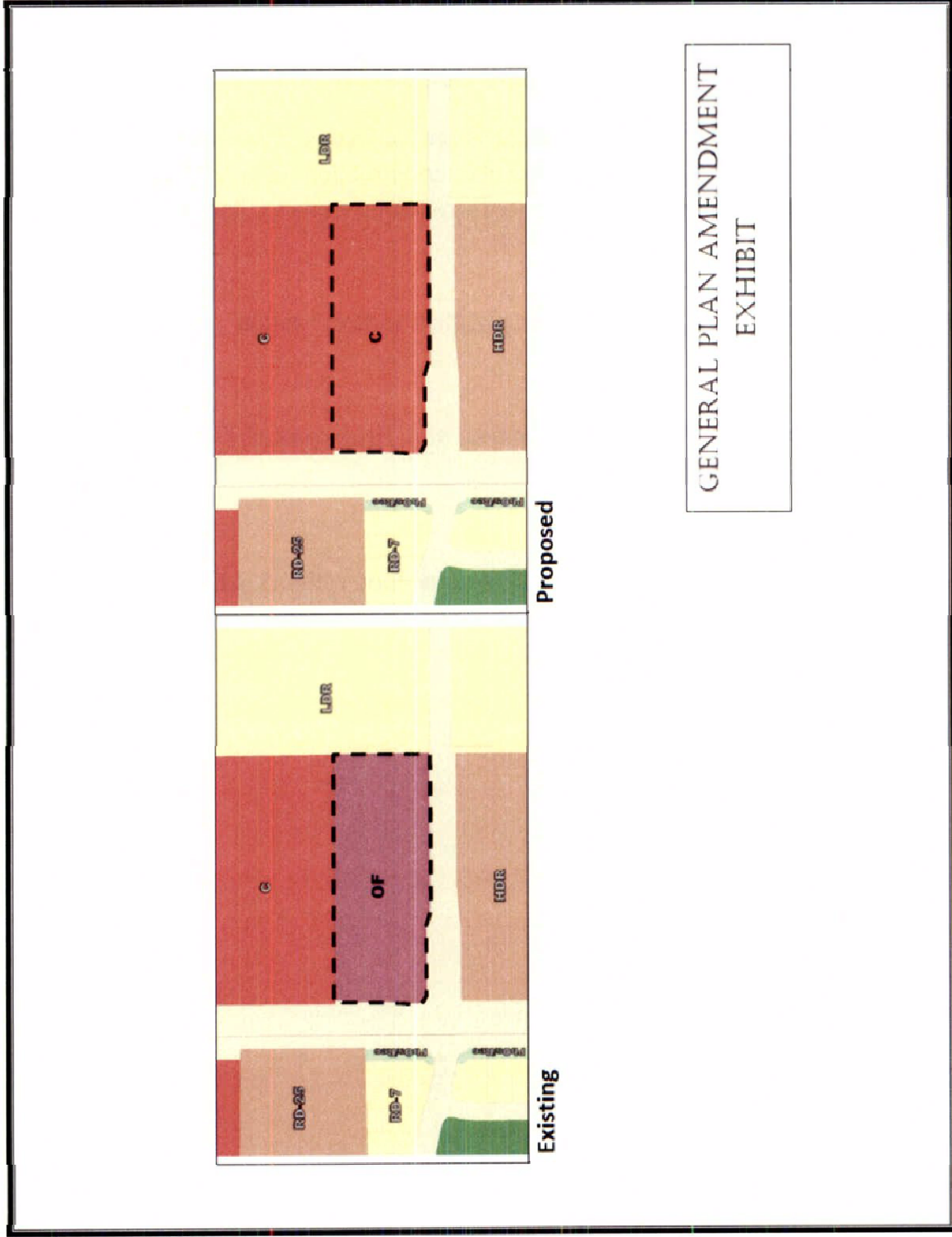
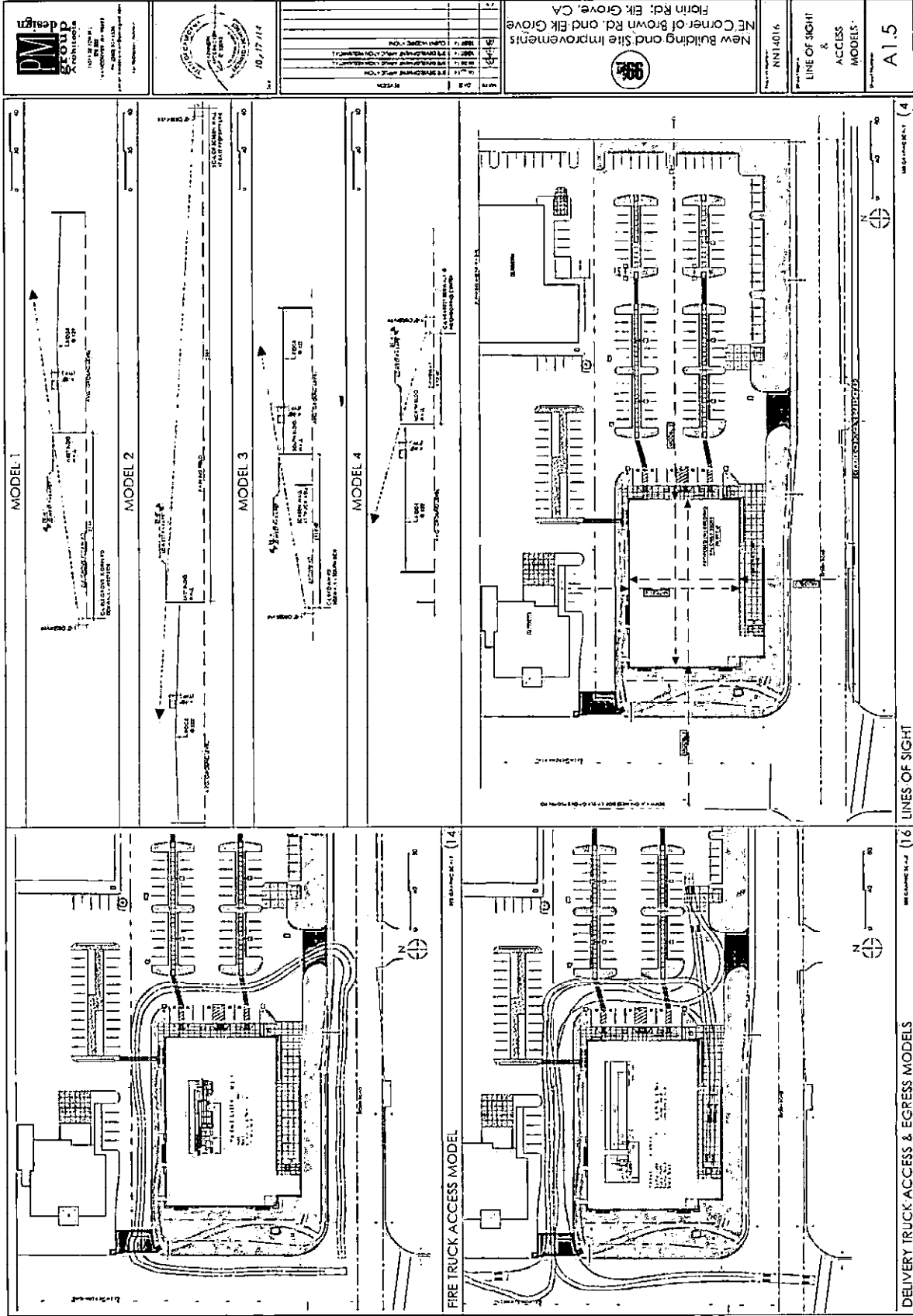


Exhibit C
99 CENTS ONLY STORE (EG-14-018)
Project Plans

NOTES	LEGAL DESCRIPTION	SITE DATA	ALLOWABLE PERCENT USES	KEYNOTES
<p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p>	<p>LEGAL DESCRIPTION</p> <p>ACCESSORS PARCEL #</p>	<p>DEVIATION STATEMENT</p> <p>AMOUNT OF DEVIATION IS A RETURN TO THE CITY OF SAN JOSE, CALIFORNIA, FOR APPROVAL BY THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT.</p>	<p>KEYNOTES</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p>	<p>KEYNOTES</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> <p>5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p>
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>99%</p> <p>CalGreen Compliance</p> <p>CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CONSTRUCTION CODES TO THE EXTENT OF ANY CONFLICT THEREIN.</p> </div> <div style="width: 30%;"> <p>Geotechnical Note</p> <p>THE GEOTECHNICAL ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.</p> </div> <div style="width: 30%;"> <p>Vicinity Map</p> </div> </div> <div style="text-align: center; margin-top: 20px;"> <p>PRELIMINARY CONCEPTUAL SITE PLAN</p> </div> <div style="text-align: right; margin-top: 20px;"> <p>PROJECT NUMBER: N1140116</p> <p>DATE: 10/17/14</p> <p>PROJECT: New Building and Site Improvements NE Corner of Brown Rd. and Elk Grove Florin Rd., Elk Grove, CA</p> </div>				

Exhibit C
99 CENTS ONLY STORE (EG-14-018)
Project Plans



June 24, 2015

Exhibit C
 99 CENTS ONLY STORE (EG-14-018)
 Project Plans

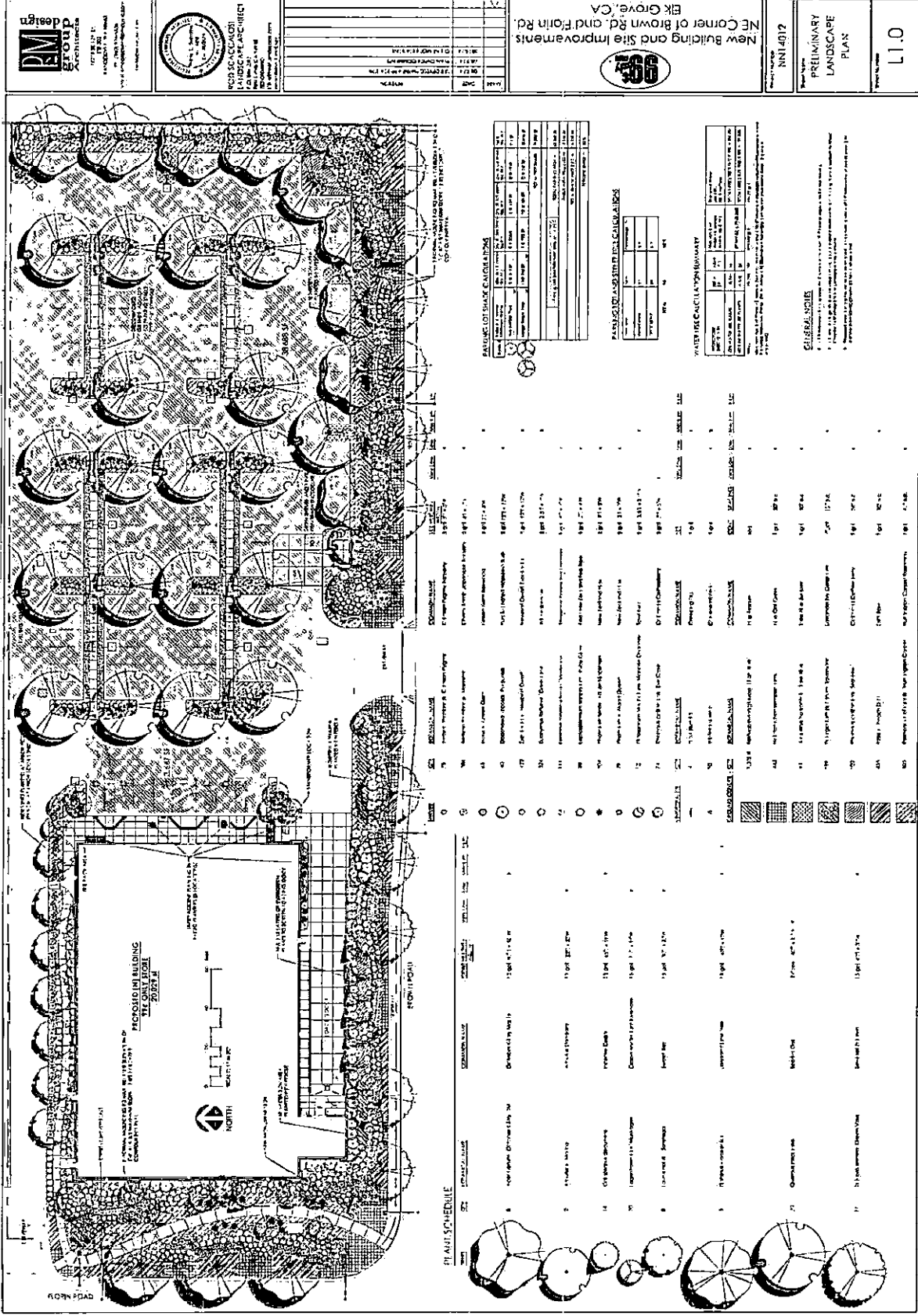


Exhibit D
99 CENTS ONLY STORE (EG-14-018)
Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going				
1.	The Project approved by this action is for a Design Review, as specifically described in Exhibit A and as illustrated in the Project plans in Exhibit B. Deviations from the approved plans shall be reviewed by the City of Elk Grove (City) for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all codes, laws, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this approval or any environmental or other documentation related to approval of this Application.	On-Going	Planning	
4.	The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.	On-Going	Planning	

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5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • Citywide Design Guidelines 	On-Going	Planning Public Works	
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of Public Works. Private sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On-Going	Public Works SCWA, SASD, SMUD PG&E	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD), or other agencies or services providers as established by law.</p>	On-Going	Planning Public Works, Finance, CCSD, SCWA, SASD, EGWD	

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8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit (as applicable) • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit • SASD Design Standards for on-site and off-site sewer construction. 	On-Going	Planning, Public Works, Building, GCCSD, SCWA, SASD, EGWD SMAQMD	

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Prior To or In Conjunction With Improvement Plans and/or Grading Plan Approval				
9.	The Applicant shall comply with, record, and pay the initial deposit for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Project. Until the MMRP has been recorded and the estimated MMRP deposit of \$5,000 has been paid, no grading permit for the subject property shall be approved and no building, sewer connection, water connection, or occupancy permit from the City or County will be approved.	Prior to issuance of any plans or permits associated with this Project the Applicant shall: 1. Record the MMRP 2. Submit deposit to the City of Elk Grove	Planning	
10.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	
11.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	

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12.	The Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Public Works	
13.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance plan describing proper maintenance practices for the specific treatment controls to be constructed.	Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s) Whichever Occurs First	Public Works	
14.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of Public Works.	Improvement Plans	Public Works	
15.	For any work proposed outside of the Project's property boundaries, the Applicant shall obtain an easement and/or right-of-entry from the appropriate property owner to the satisfaction of Public Works.	Improvement Plans	Public Works	
16.	The Applicant shall obtain clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement.	Improvement Plans	Public Works	

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17.	To ensure adequate access to SMUD equipment, all paved surfaces shall be accessible to a 26,000 pound SMUD service vehicle in all weather. The placement of SMUD equipment shall be no further than 15 feet from said drivable surface that has a minimum width of 20 feet.	Improvement Plans	SMUD	
18.	Fire apparatus access roads shall be provided with a minimum turning radius of 25 feet inside and 50 feet outside.	Improvement Plans	CCSD Fire	
19.	In order to obtain sewer service for this Project, construction of onsite and offsite sewer infrastructure shall be required to SASD Design Standards.	Improvement Plans	SASD	
20.	Water service shall be provided by SCWA. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to the approval of the Improvement Plans.	Improvement Plans	SCWA	
21.	The Applicant shall destroy all abandoned wells on the Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, the Applicant shall use water from agricultural well for grading and construction.	Improvement Plans	SCWA	

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Prior To or In Conjunction With Building Permit				
22.	<p>Prior to the issuance of a Building Permit, the Applicant shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so the Applicant should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see www.elkgrovecity.org/finance/financial-planning-division/cfd-information.htm.</p>	Building Permit	Finance	
23.	<p>Prior to the issuance of a Building Permit, the Applicant shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so the Applicant should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone-2 assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp</p>	Building Permit	Finance	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
24.	Prior to the issuance of a Building Permit, the Applicant shall approve an annual Mello-Roos Community Facilities District special tax to fund a portion of the cost of the District's fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. In the event that the property owner(s) fails to approve the annual special tax, no building permits for the property shall be issued.	Building Permit	CCSD Fire	
25.	All buildings shall have approved indoor radio coverage for emergency responders that adequately supports the Sacramento Regional Radio Communications System, Sacramento Regional Fire and Emergency radio communication system and the current standards of the Cosumnes Fire Department and shall comply with the Public Safety 800 Mhz Radio Building Amplification System installation and Testing Standard.	Building Permit	CCSD Fire	
26.	An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. 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.	Building Permit	CCSD Fire	
27.	The Applicant shall provide a pedestrian connection from Brown Road to the building entrance. The location and design of the pedestrian connection shall be to the satisfaction of the Planning Director.	Building Permit	Planning	
28.	All hollow metal exit doors and the overhead ceiling receiving door in the loading area shall be painted to match the adjacent wall color.	Building Permit	Planning	

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29.	The 6-foot high transformer screen wall located on the east side of the transformer at the southeast corner of the building shall be reduced in height for the purpose of supporting crime prevention to the satisfaction of the Police and Planning Departments.	Building Permit	Planning, Police	
30.	The Applicant shall dedicate a pedestrian easement and a 12.5' Public Utility Easement to the City within the landscape corridor on Elk Grove Florin Road along the project's frontage to the satisfaction of Public Works.	Building Permit	Public Works	
31.	The Applicant shall install a 36' landscape corridor adjacent to Elk Grove Florin Road along the Project's frontage to the satisfaction of Public Works.	Building Permit	Public Works	
32.	The Applicant shall design and improve the easterly half-section of Elk Grove-Florin Road, measured, 48' from the approved centerline to back of curb. Improvements shall be based on 96-foot arterial in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permit	Public Works	
33.	The Applicant shall dedicate, design, and improve the northerly half-section of Brown Road, measured, 30' from approved centerline to the back of sidewalk. Improvements shall be based on a 60-foot collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Dedication shall also include a 12.5 feet public utility easement to the City for underground and appurtenances.	Building Permit	Public Works	
34.	The Applicant shall dedicate, design and improve an expanded intersection at Elk Grove-Florin Road and Brown Road in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permit	Public Works	

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35.	The Applicant shall modify the existing traffic signal at the Brown Road/Elk Grove-Florin Road intersection to the satisfaction of Public Works.	Building Permit	Public Works	
36.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of Public Works. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Public Works	
37.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Public Works	
38.	The Applicant shall record a reciprocal access and parking agreement with APNs 121-0140-035 and 121-0140-036 including but not limited to common area ownership, maintenance, joint access and parking to the satisfaction of Public Works.	Building Permit	Public Works	
39.	The driveway on Elk Grove-Florin Road shall be limited to right in/right out turn movements only.	Building Permit	Public Works	
40.	The Applicant shall enhance the north and west elevations of the building by adding faux windows and/or other decorative features to the satisfaction of the Planning Director.	Building Permit	Planning	
41.	The Applicant shall consult with the Police Department to review and implement crime prevention design measures to the satisfaction of the Police Chief.	Building Permit	Police	

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Prior To Certificate of Occupancy				
42.	Upon completion of the installation of the landscaping, the Project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance will delay final approval/occupancy of the Project.	Prior to Certificate of Occupancy	Planning	
43.	All perimeter lighting adjacent to the east and south property line shall not produce nuisance off-site glare. Where the light source is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit.	Prior to Certificate of Occupancy	Planning	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-129**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

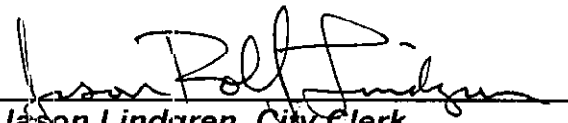
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 24, 2015 by the following vote:

AYES : **COUNCILMEMBERS:** *Davis, Hume, Detrick, Ly, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



**Jason Lindgren, City Clerk
City of Elk Grove, California**