

RESOLUTION NO. 2021-320

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW (MINOR)
FOR THE ELK GROVE POLICE DEPARTMENT SITE IMPROVEMENTS PROJECT
LOCATED AT 9362 STUDIO COURT, 8400 LAGUNA PALMS WAY, and 8380
LAGUNA PALMS WAY (CEQA EXEMPT)
ASSESSOR PARCEL NUMBERS: 116-0860-026; 116-0860-029; and 116-0860-047
PROJECT NO. PLNG21-058**

WHEREAS, the Development Services Department of the City of Elk Grove (“City”) received an application on August 25, 2021, from the Public Works Director as a representative of the City of Elk Grove Public Works Department (“Applicant”) requesting a Capital Improvement Program Design Review (Minor) for the Elk Grove Police Department Site Improvements Project (“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 APNs: 116-0860-026, 116-0860-029, and 116-0860-047; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning), Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, the City of Elk Grove Planning Commission (the “Planning Commission”) held a duly-noticed public hearing on October 7, 2021, 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 voted 4-0 (Robles absent) to recommend approval of the Project to the City Council; and

WHEREAS, the City Council of the City of Elk Grove (the “City Council”) held a duly-noticed public hearing on October 27, 2021, 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds the Project exempt from the provisions of CEQA under State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based upon the following findings:

California Environmental Quality Act (CEQA)

Finding: The Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Evidence: CEQA requires analysis of agency approvals of discretionary “Projects.” A “Project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures including, but not limited to the installation of accessory structures such as garages, carports, patios, and fences.

The Project involves façade and site improvements at the existing Elk Grove Police Department buildings, including the installation of a new canopy, a new, permanent 200 square-foot storage shipping container, a concrete masonry unit (CMU) block wall, and new metal fencing at 9362 Studio Court, as well new wrought iron fencing at 8400 and 8380 Laguna Palms Way. No expansion of use is proposed with the Project. The installation of these new accessory structures is consistent with those exempted from CEQA review under section 15303.

In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project consists of a commercial project that is under 50,000 square feet. Commercial projects less than 50,000 square feet are exempt from VMT analysis.

Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15303.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Project as described in the Project Description provided in Exhibit A, as illustrated in Exhibit B, and subject to the Conditions of Approval as provided in Exhibit C, each attached and incorporated herein by this reference, based upon the following findings:

Capital Improvement Program Design Review, Minor

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 #1: The proposed improvements at 9362 Studio Court includes the installation of a new 8-foot metal security fence and vehicle gates with corrugated metal panels, as well as a new 10.5-foot high CMU block wall and metal canopy to provide for secured exterior storage and to reduce site visibility. A 200 square-foot shipping container will be relocated from the City's Corporation Yard to the rear of the Studio Court building which will not be directly visible to the public or from a street view. The new wrought iron fencing will be powder coated black to match the existing fencing. The Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Elk Grove Design Guidelines, and Improvement Standards adopted by the City.

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

Evidence #2: The proposed improvements at 9362 Studio Court include the installation of a new 8-foot metal security fence and vehicle gates with corrugated metal panels, as well as a new 10.5-foot high CMU block wall and metal canopy to provide for secured exterior storage and to reduce site visibility. A 200 square-foot shipping container will be relocated from the City's Corporation Yard to the rear of the

Studio Court building which will not be directly visible to the public or from a street view. The new wrought iron fencing will be powder coated black to match the existing fencing and is necessary to provide additional secured parking for the Police Department. The Project is compatible with the character and color scheme of the surrounding area and consistent with the Elk Grove Design Guidelines that promote high-quality commercial designs consisting of durable and maintainable materials and providing visual interest and diversity to the community.

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 #3: The proposed improvements at 9362 Studio Court include the installation of a new 8-foot high metal security fence and vehicle gates with corrugated metal panels, as well as a new 10.5-foot CMU block wall and metal canopy to provide for secured exterior storage and to reduce site visibility. A 200 square-foot shipping container will be relocated from the City's Corporation Yard to the rear of the Studio Court building which will not be directly visible to the public or from a street view. The new wrought iron fencing will be powder coated black to match the existing fencing. The Project is compatible with the character and color scheme of the surrounding area and consistent with the Elk Grove Design Guidelines that promote high-quality commercial designs consisting of durable and maintainable materials and providing visual interest and diversity to the community.

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

Evidence #4: Pedestrian and bicycle connectivity on the site and to the public right-of-way will be maintained. The site layout currently provides adequate drive-aisle circulation for vehicular traffic. The Project does not propose any changes to the existing street system or to pedestrian and bicycle pathways.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian-friendly environment.

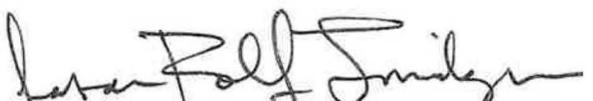
Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of October 2021



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

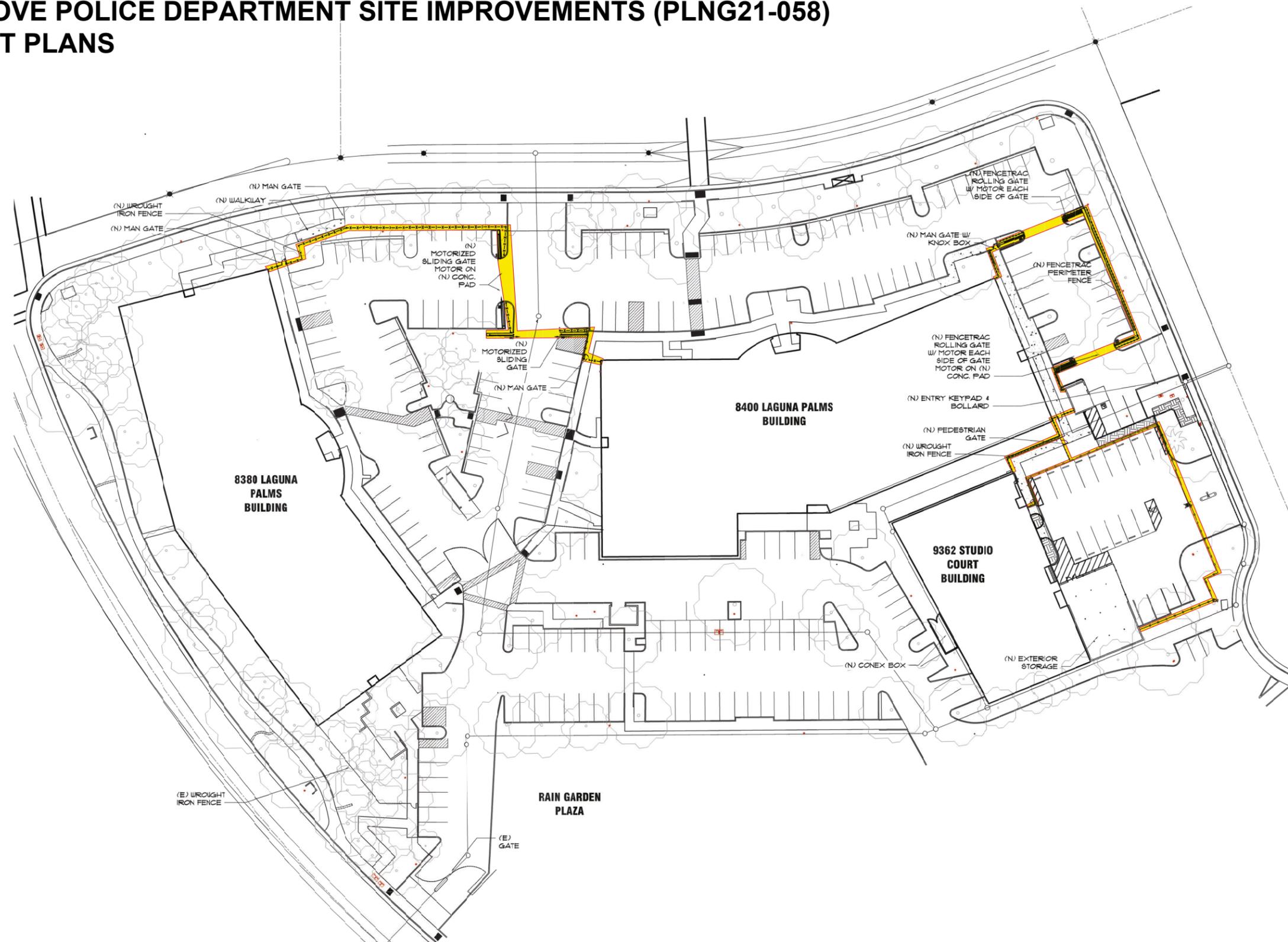
APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A
ELK GROVE POLICE DEPARTMENT SITE IMPROVEMENTS (PLNG21-058)
PROJECT DESCRIPTION

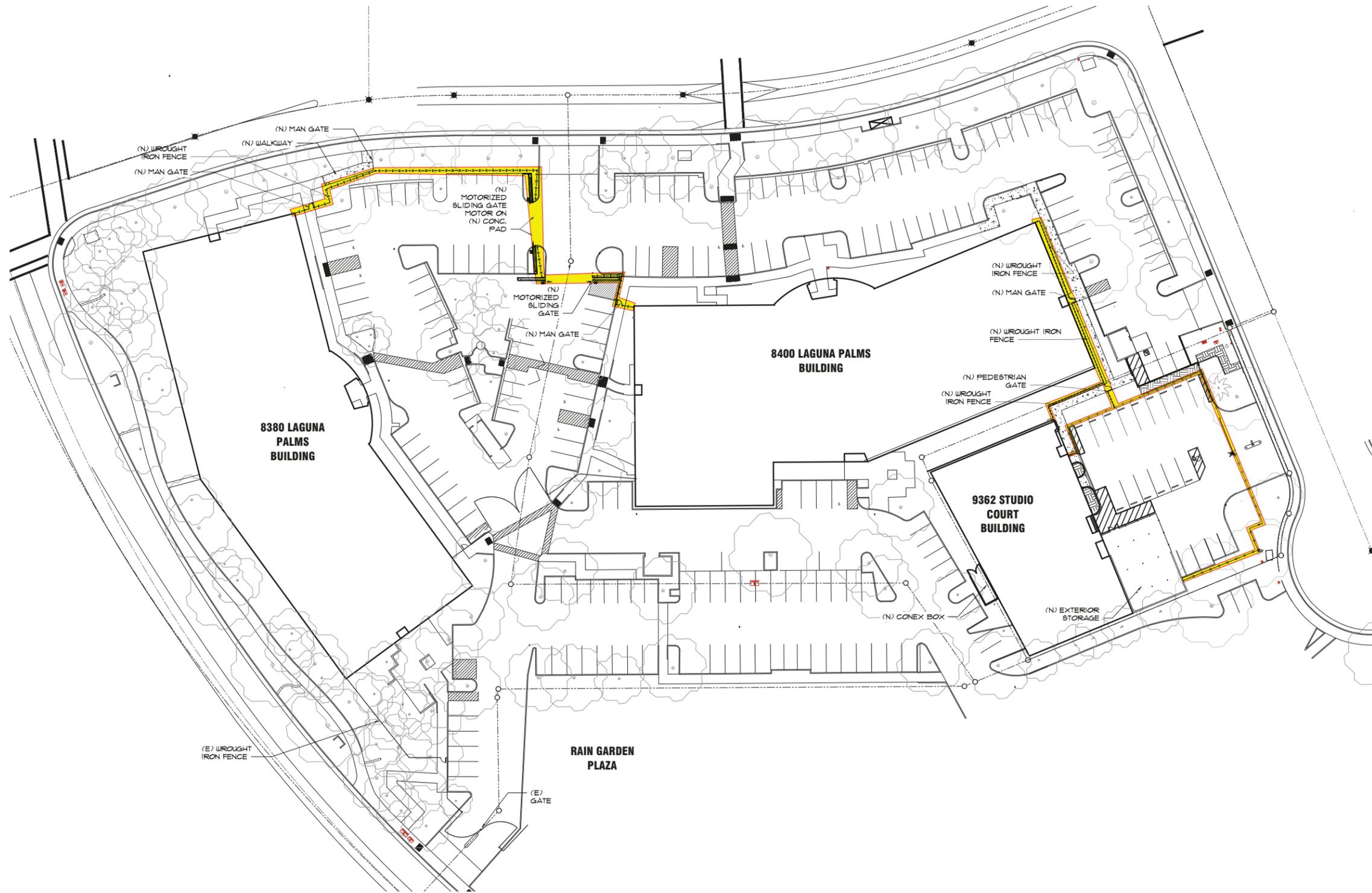
The Elk Grove Police Department Site Improvement Project (the "Project") consists of a Capital Improvement Program Design Review (Minor) for façade and site improvements to the Elk Grove Police Department, including the installation of a new canopy, a new permanent storage shipping container, a concrete masonry unit (CMU) block wall, and new metal fencing at 9362 Studio Court, as well new wrought iron fencing at 8400 and 8380 Laguna Palms Way.

**EXHIBIT B
ELK GROVE POLICE DEPARTMENT SITE IMPROVEMENTS (PLNG21-058)
PROJECT PLANS**

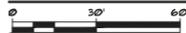


OVERALL ELK GROVE PD CAMPUS PLAN - OPTION 1





OVERALL ELK GROVE PD CAMPUS PLAN - OPTION 2









**EXHIBIT C
ELK GROVE POLICE DEPARTMENT SITE IMPROVEMENTS (PLNG21-058)
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.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the 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, statutes, regulations, and procedures.	On-Going	Planning	
3.	Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following: <ul style="list-style-type: none"> • The City Zoning Code (Title 23 of the EGMC) • EGMC Title 16 (Building and Construction) 	On-Going	Planning Building	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-320

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

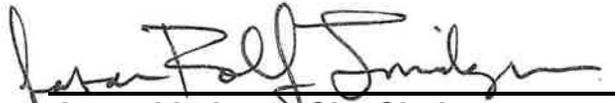
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 27, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California