CITY OF VACAVILLE

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VACAVILLE, CALIFORNIA 95688-6908
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ESTABLISHED 1850

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Councilmember

NOLAN SULLIVAN
Councilmember

VIA EMAIL

November 30, 2020

Community Development Department
Planning Division

Mr. Rob Sesar
A2R Architects
190 South Orchard Avenue, Suite C250
Vacaville, CA 95688
rob.s@a2rarch.com

SUBJECT: THE RANCH (ALAMO PLAZA) SITE PLAN AND PARKING REDUCTION APPROVAL
806-904 Alamo Drive (Alamo Plaza retail center)
Categorical Exemption and Design Review (File No. 20-307)

Dear Rob:

The Planning Division has reviewed your Design Review request to enhance the site plan for The Ranch, the proposed new name for the center formerly known as Alamo Plaza, located at 806-904 Alamo Drive. Specifically, the proposal includes new pedestrian paths to encourage greater connectivity within the center, new landscaping, play structures, public restroom, designated outdoor dining areas for eating establishments in Alamo Plaza, and a 5% reduction (33 spaces) in on-site parking to accommodate the proposed changes. Please be advised that your request has been approved as follows:

I. **The Director of Community Development has determined that Pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction) of the California Environmental Quality Act (CEQA), the project is categorically exempt from the provisions of CEQA.**

II. **The Director of Community Development has approved your Design Review request to enhance the site plan for The Ranch (Alamo Plaza) located at 806-904 Alamo Drive, including new pedestrian paths, new landscaping, play structures, public restroom, and designated outdoor dining areas, based on the following findings pursuant to Section 14.09.113.070.A (Design Review - Findings Required for Approval) of the Land Use and Development Code:**

A. That the project is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

B. That the proposed project is consistent with the standards and regulations of the applicable zoning district, and is consistent with any other approvals for the site;

C. That the subject site is suitable for the type and intensity of use or development proposed, and that the design, size, and other physical characteristics of the proposed use are compatible with adjacent uses, or with adjacent natural resources;

D. That the proposed uses will not be detrimental to the public health, safety, or welfare of the community;

E. That adequate public facilities and services are available to serve the site or will be made available concurrent with the proposed development;

F. That projected traffic levels and levels of service are, or as result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;

G. That the project is consistent with any design guidelines adopted pursuant to Section 14.01.003.020(C) of Division 14.01, Administration, of this Title, for the type of use or structure proposed.

III. The Director of Community Development has approved your request for a five percent reduction in the number of required on-site parking spaces at The Ranch (Alamo Plaza) from 664 spaces to 631 spaces, based on the following findings pursuant to Section 14.09.128.030 (Alternative Parking Provisions) of the Land Use and Development Code:

A. The total number of parking spaces so reduced shall not exceed five percent of the total number of spaces required by this chapter;

B. In approving a reduction, the decision-maker shall make the following findings:

1. The reduction will not result in a safety hazard or any other condition inconsistent with the objectives of the zoning ordinance;
2. The site development involves more than one type of use with a joint parking facility;
3. The proposed uses would generate differing peak parking demands;

IV. The Director of Community Development has approved your Design Review and parking reduction requests to enhance The Ranch (Alamo Plaza) retail center at 806-904 Alamo Drive. Specifically, the proposal includes new pedestrian paths to encourage greater connectivity within the center, new landscaping, play structures, public restroom, designated outdoor dining areas for eating establishments in Alamo Plaza, and a 5% reduction (33 spaces) in the required number of on-site parking spaces, to accommodate the proposed changes.

This approval shall become effective immediately unless a written appeal to the Planning Commission is submitted within 10 calendar days. To appeal this decision, a written appeal application and the accompanying fee must be submitted to the Planning Division offices at 650 Merchant Street on or before 5:00 P.M. on December 10, 2020.

The approval shall expire at 5:00 P.M. on November 30, 2022, unless building permits are issued and construction commenced and diligently pursued prior to the expiration date, or an application for a time extension is filed prior to the expiration date. Final building plans shall reflect all conditions of approval. BUILDING PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY CONSTRUCTION. Please contact the Planning Division at (707) 449-5140 or the Building Division at (707) 449-5152 if you have any questions.

Sincerely,

PEYMAN BEHVAND,
City Planner

EXHIBIT A

THE RANCH (ALAMO PLAZA) SITE PLAN AND PARKING REDUCTION
Conditions of Approval
806-904 Alamo Drive
Categorical Exemption and Design Review
File No. 20-307

I. Standard Conditions of Approval:

The property owner (Daria Hosseinyoun) shall comply with the applicable Standard Conditions of Approval. In the event of a conflict between the Standard Conditions of Approval and these Conditions, these conditions shall prevail.

II. Project Specific Conditions:

The property owner (Daria Hosseinyoun) shall comply with the applicable project-specific Conditions of Approval.

PLANNING

1. This action approves a Design Review request to enhance the site plan for The Ranch, the proposed new name for the center formerly known as Alamo Plaza, located at 806-904 Alamo Drive. Specifically, the proposal includes new pedestrian paths to encourage greater connectivity within the center, new landscaping, play structures, public restroom, designated outdoor dining areas for eating establishments in Alamo Plaza, and a 5% reduction (664 spaces x 0.05 reduction = 33 spaces) in on-site parking to accommodate the proposed changes. Please be advised that your request has been approved as follows:

   This approval shall expire on November 30, 2022, unless Building Permits are issued and construction commenced and diligently pursued prior to the expiration date, or an application for a time extension is filed prior to the expiration date.

2. Plans submitted for Building Permits shall be in substantial compliance with plans approved by this action, and dated November 20, 2020, expect as modified by these conditions. Any modifications to the use, buildings, site, or project description shall be subject to review and approval by the Community Development Director and may require a separate Planning entitlement review process.

3. The Standard Conditions of Approval and the Project Specific Conditions set forth herein shall run with the land and shall apply to the Project Applicant and to all future owners of the property. (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180, 184)

4. To assist staff's timely review of the Building Permit packet, plans submitted for Building Permits shall include a cover letter identifying the sheet numbers that correspond to each condition of approval.

5. Plans submitted for Building Permits shall include the final design of all site outdoor fixtures of structures, and the children's outdoor area including amenities and fixtures such as the interactive features, for review and approval by the Director.

6. Plans submitted for Building Permits shall include the final design and locations of all food kiosks, for review and approval by the Director.

7. The proposed food kiosks shall only be allowed to provide pre-packaged food items. On-site cooking shall not be permitted, unless the City evaluates the food kiosks for compliance with utility requirements, the Building Code and the Fire Code.

8. Plans submitted for Building permits shall confirm compliance with the following requirements, subject to review and approval by the Director:

   a. Evergreen climbing plants adjoining the new bathroom building green screens.
   b. All new landscaping areas adjoining outdoor dining areas shall include evergreen shrubs and climbing plants.
   c. All outdoor dining areas shall include decorative fencing or barriers.
   d. All landscape planters shall contain appropriate soil amendments to ensure sustained growth of trees and shrubs.
   e. All landscaping shall be within planters bounded by a concrete curb at least six (6) inches high. Each planter shall include an automatic, water conserving irrigation system.
   f. All landscaped areas shall be designed so that plant materials are protected from vehicle damage or encroachment.
   g. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects and diseases. Plant materials showing such damage shall be replaced by the same or similar species. Planting areas shall be kept free from weeds, debris and undesirable materials that may be detrimental to safety, drainage or appearance.
   h. Ground mounted equipment, including, but not limited to, air conditioning units electrical equipment, communications antennas, gas meters, storage tanks, and other such equipment, shall be screened by walls, fencing or landscaping to the satisfaction of the Director.

9. All on-site parking stalls shall comply with Section Chapter 14.09.128 (Off-street Parking and Loading) of the City of Vacaville Land Use and Development Code, this includes minimum parking stall dimensions and back-out space. All standard parking stalls shall be 9 ft. x 20 ft. or 9 ft. x 18 ft. with two feet of vehicle overhang, and all compact stalls shall be 9 ft. x 16 ft. or 9 ft. x 14 ft. with two feet of overhang. Back-out space shall be 25 ft.

10. All signage for the building shall be subject to a separate Sign Permit from the Building Division and shall comply with the standards of Land Use and Development Code Section 14.09.132. No illuminated cabinet sign designs shall be permitted, all building and freestanding signs shall be an individual letter, internally illuminated or halo-lit design.

11. Section 14.09.072.150 (D) of the City of Vacaville Land Use and Development Code states: "A permit or entitlement may be revoked for reasons which include, but are not limited to, any of the following: (1) Failure to comply with the original approval or with one or more of the project conditions as originally approved; or the construction or

development of the subject property is not in conformance with the project as approved; (2) Upon a determination that the permit or entitlement was obtained or extended upon fraud or misrepresentation; and (3) Upon a determination that the project violates a provision of the Municipal Code or is not operating in conformance with the performance standards".

12. The applicant and property owner (Ridgeline Property Group) the development shall comply with these conditions of approval and all applicable provisions of the Vacaville Municipal Code (Zoning, Subdivision, Building Codes, etc.), the Vacaville General Plan and any applicable policy plan or specific plan, as such provisions may be amended from time to time including, but not limited to, Vacaville Municipal Code Section 14.09.072.190, which requires, except as otherwise provided by law (e.g. Government Code 664.74.9) that the Applicant shall defend, indemnify, and hold harmless the City and its officials and employees in any action, claim or proceeding brought by any person or entity to overturn, set aside, or void any permit, entitlement, or approval issued or granted by the City. The City shall promptly notify the Applicant of any such action, claim or proceeding and the City shall cooperate with Applicant in the defense thereof without contributing to the cost of such defense.

13. The applicant and property owner (Ridgeline Property Group) shall indemnify, defend and hold the City of Vacaville and its officers and employees harmless against all claims, suits or actions made against them arising out of or in connection with the ownership, occupancy, use or development of the project site, or any portion thereof, including the installation or construction of improvements thereon; however, this duty to indemnify and defend shall not extend to any claim, suit or action arising solely from the City or its officers or employees' negligence or misconduct. In addition, the Applicant shall comply with the requirements of Vacaville Municipal Code Section 14.09.072.190.

FIRE

The Fire Department's review is to ensure compliance with the minimum code requirements related to fire and life safety as set forth in the California Fire Code and the State Fire Marshal's Regulations. The review is not to be construed as encompassing the structural integrity of the facility or abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests. The conditions below shall be subject to the current codes and regulations when plans are submitted to the Building Department. If you have any questions regarding these conditions, please contact Jill Childers at (707) 449-5482.

14. This project will comply with the California Fire Code (CFC), the National Fire Protection Association Standards (NFPA) and Title 19.

15. Fire lanes must remain unblocked at all times.

16. Three feet of clearance is required around all fire protection equipment.

17. When submitting for building permits on a sheet using the Vacaville Fire Departments turning template confirm that the area behind the new tower is still accessible for fire with the new landscape in the parking stalls next to/behind the tower. Also using the turning template confirm this for the narrowing of the drive aisle on sheet A105.

18. All work shall be in conformance with California Fire Code Chapter 33, “Fire Safety During Construction and Demolition” and NFPA 241 “Safeguarding Construction, Alteration, and Demolition Operations”.

19. The narrowed drive aisle on sheet A105 cannot be less than 20 feet wide for fire access (confirm access using the Vacaville Fire Department’s turning template).

20. All fire features must meet the requirements of the California Fire Code.

21. All kiosks and restroom must have fire extinguishers and must meet the requirements of the California Fire Code.

22. The top of stored materials shall remain a minimum of 18” below sprinkler heads or 24” below the ceiling in non-sprinklered buildings (CFC 315.3.1).

23. A hazard rating diamond shall be posted in a visible area when hazardous materials are stored per NFPA 704.

24. An automatic shut off in the main supply-air duct for smoke control shall be provided for air-moving systems supplying air exceeding 2,000 CFM. The actuation of smoke detectors within the air ducts shall interrupt the power source of the air-moving equipment and shall activate the building fire alarm system. Such duct detectors shall be supervised by the fire alarm system. (609) CMC. Demonstration of this operation will be required prior to occupancy.

25. Driveways and fire apparatus access roads shall be at least 20 feet wide and able to hold 80,000 pounds.

26. An approved on-site water supply capable of supplying the required fire flow for on-site fire protections shall be provided to all premises upon which buildings are constructed. When any portion of the building is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the fire required fire flow shall be provided when required by the Fire Marshal.

27. Fire lanes shall be required and have signage where needed. This will be decided during inspections.

28. Fire flow shall meet the requirements of the CFC for the building type and size.

29. Access roads with a minimum unobstructed width of 20 feet shall be provided to the front and rear of structures. A minimum vertical clearance of 13 feet 6 inches shall be provided.

30. In areas where the building height exceeds 30’, a minimum of a 26’ width is required. Access roads shall be engineered to support the imposed load of the apparatus which is typically 25 tons and shall be designed per the City Public Works Department Standards. An access road shall be provided to within 150 feet of all exterior walls of the first floor of the buildings. The route of the access road shall be approved by the Fire Marshal. Dead-end access roads in excess of 150 feet in length shall be provided with an approved

means for turning around the apparatus. The final design of the turnaround shall be reviewed and approved by the Fire Marshal prior to installation.

Note: Plan Checks for Fire Department permits are a minimum four weeks out.

31. The applicant shall submit three (3) complete sets of automatic fire sprinkler system plans, hydraulic calculations, and specifications to the Fire Department, conforming to NFPA 13, for review and approval prior to installation.

32. Submit two (2) complete sets of underground private fire hydrant and fire service water main piping plans and specifications to the Fire Department, conforming to NFPA 24, for review and approval prior to installation. Submittal shall include underground piping plan, underground trench detail showing depth of burial and type of backfill, construction installation drawing of PIV and FDC, manufacturer's specifications of piping, valves, joints and fittings, and calculated size and locations of thrust blocks. (901 CFC)

33. Water supply valves controlling automatic fire sprinkler systems including backflow prevention devices shall be electrically monitored by a UL listed central station where twenty or more sprinklers are required. Provide approved central station supervision for flow and tamper. (901 CFC)

34. The applicant shall submit three (3) complete sets of fire alarm system plans, and specifications conforming with NFPA 72 to the Fire Department for review and approval prior to installation indicating the following: (901 CFC)

    a. State Fire Marshal and U.L. listings of all components of fire alarm system including wiring (model numbers for all equipment, devices, and materials).
    b. Floor plan(s) showing all alarm devices and all room classifications.
    c. A point to point wiring and alarm system riser diagram.
    d. Voltage drop and battery calculations.
    e. Supply calculations showing power consumption of all devices.
    f. California State License stamp on plan (wet stamp)

35. Prior to occupancy the applicant shall provide proof of maintenance agreements which meet the specifications of California Title 19, NFPA 25 and 72.

36. The applicant submit three (3) complete sets of fire extinguishing system plans, specifications, including manufacturer's specifications, for the protection of commercial-type cooking equipment (conforming to standard UL300) to the Fire Department for review and approval prior to installation. Include provisions for Class K extinguisher(s). (901 CFC). This system shall be required to be maintained per NFPA 96, including duct cleaning.

37. At no time shall any work regulated by the Fire Code or State Fire Marshall Amendments to CCR Title 24 shall be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

38. At no time shall the installation of any fire service main, fire hydrant, indicating control valve or fire department connection be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

39. At no time shall the installation of any fire sprinkler pipe be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

40. At no time shall the installation of any fire alarm devices or material be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

41. The applicant shall contact the Fire Department at (707) 449-5482 (minimum two working days notice required) for required inspections. Final inspection will need to be scheduled with your Building Inspector.

42. Additional annual permits may be required prior to occupancy.

POLICE

43. The development shall comply with City Building Security Ordinance 15.28.

44. Adequate lighting at entrances and parking lot areas shall be provided as follows to the satisfaction of the Chief of Police:

    a. Walkways and door entries shall be lighted during nighttime hours (dusk to dawn).
    b. Parking lot lighting shall be maintained at a minimum standard of one (1) foot-candle of light per square foot on parking surface during hours of darkness.
    c. All exterior lights should be of the vandal resistant type.

45. There shall be no removable ceiling tiles in public restrooms.

End