

Attachment 1

RESOLUTION NO. 2019-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND APPROVING THE SITE PLAN AND DESIGN REVIEW FOR THE SIERRA CENTRAL CREDIT UNION LOCATED AT 503 MCDEVITT DRIVE

WHEREAS, on March 20, 2018, the City approved a conditional use permit for the Sierra Central Credit Union located at 503 McDevitt Drive; and,

WHEREAS, on June 19, 2019, the applicant, Mel Higginbotham from Wallis Design Studio Architects, submitted an application to expand the existing Sierra Central Credit Union located at 503 McDevitt Drive; and,

WHEREAS, the proposed project requires Site Plan and Design Review approval, in accordance with Title 18, Chapter 18.67 of the Wheatland Municipal Code; and

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby make the following required findings for approval of the requested Site Plan and Design Review:

1. The proposed Sierra Central Credit Union Project would be compatible in design with the existing building and surrounding area.
2. The proposed Sierra Central Credit Union Project would comply with the zoning ordinance standards.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Wheatland does hereby APPROVE Site Plan and Design Review for the Sierra Central Credit Union located at 503 McDevitt Drive (APNs 015-630-073 and 015-271-011) subject to the following conditions:

Conditions of Approval

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. No building permit shall be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.

4. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
5. The applicant shall obtain building permits and commence construction no later than three years from the date of this approval, or the Site Plan and Design Review approval will expire.
6. Any deviation from the proposed Site Plan, dated June 17, 2019, shall be brought back to City staff for review and approval.
7. The development and all proposed improvements shall comply with the City of Wheatland Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
8. The developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
9. The use of construction equipment is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
10. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
11. Signs shall not be installed on this site without prior review and approval by the Wheatland Community Development Department.
12. All signs shall be in compliance with the Wheatland Sign Code, subject to review and approval by the Community Development Department.
13. Landscaping, grading and signage shall not create a sight distance problem.
14. Landscaping shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved site plan.
15. The exit-only on State Route 65 shall be right-turn only.
16. The proposed project shall be constructed per the approved plans.
17. Provide a horizontal fiber cement siding at all elevations per the approved plans.

18. Provide a brick wainscot at all elevations to match existing per the approved plans.
19. Provide fiber cement facia and trim at all elevations per the approved plans.
20. Provide a metal seam roof at all elevations per the approved plans.
21. The trash enclosure design, including color and materials, shall match the proposed main building per the approved plans.
22. All roof-mounted HVAC equipment shall be completely screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens. Ground mounted HVAC equipment shall be screened by fences, walls, or landscaping.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 16th day of July, 2019 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Planning Commission Chairperson

ATTEST:

Lisa Thomason, City Clerk