

RESOLUTION NO. 2004-312

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING SUPPLEMENTAL DESIGN GUIDELINES
FOR OLD TOWN SHELDON AS AN INTERIM MEASURE
PENDING ADOPTION OF AN OLD TOWN
SHELDON SPECIAL PLANNING AREA**

WHEREAS, on September 15, 2004, the City Council directed staff to prepare design guidelines for the Old Town Sheldon area as a supplement to the City's existing design guidelines; and

WHEREAS, the City Council of the City of Elk Grove has the authority to regulate design as a police power granting local land use control under the State Enabling Legislation and subsequent case law regarding aesthetic regulation; and

WHEREAS, the City conducted a community workshop to solicit input and feedback on the Supplemental Design Guidelines on November 10, 2004; and

WHEREAS, the Planning Commission of the City of Elk Grove conducted a public hearing and recommended approval to the City Council of the Supplemental Design Guidelines for the Old Town Sheldon area; and

WHEREAS, the City Council duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including staff reports and public testimony, at a public hearing; and

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Elk Grove does hereby adopt the Supplemental Design Guidelines for Old Town Sheldon in Exhibit A.

BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove bases its decision on the following findings:

1. Finding: The proposal is exempt from CEQA pursuant to §15308.

Evidence: §15308 of CEQA exempts actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The design concepts and guidelines established herein establish a regulatory process to protect and enhance the built environment in Old Town Sheldon.

2. Finding: The proposed design guidelines implement and are consistent with the General Plan and do not create problems detrimental to the public health, safety and general welfare of the residents of Elk Grove.

Evidence: The City reviewed the proposed design guidelines and received public testimony at a duly noticed public hearing regarding the matter. The design guidelines enable the City to better realize several General Plan policies, including HR-1 (encourage the preservation and enhancement of existing historical and archaeological resources in the City) and HR-3 (encourage restoration, renovation, and/or rehabilitation of all historic structures). Also, the proposed design guidelines are consistent with the General Plan's objectives of orderly and systematic development.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 15th day of December 2004.




SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Exhibit A

Supplemental Design Guidelines for Old Town Sheldon

Goal

To protect the Old Town Sheldon community's rural and historical ambience through additional design guidelines that supplement existing City of Elk Grove planning standards for non-residential development. The City's existing Design Guidelines adopted pursuant to Resolution Numbers 2003-65, 2003-187, and 2004-70 shall continue to apply to development in Old Town Sheldon.

Applicability

To all future non-residential building projects in Old Town Sheldon, which is the commercial community fronting on Grant Line Road between Calvine Road and Bond Road, along with the contiguous commercial properties fronting elsewhere, as illustrated in Figure 1.

Land use

New non-residential development should be located only in and contiguous to the Old Town area already zoned for non-residential use.

Architecture

Three commercial structures in Old Town Sheldon can serve as visual architectural references for the exterior design of new buildings in the area. They are (1) Silva's Sheldon Inn, at 9000 Grant Line Road, (2) The Trading Post, at 8990-96 Grant Line Road, and (3) Steele Realty and Investment Co., at 8900 Grant Line Road. These buildings reflect the historical and present rural character of Old Town Sheldon. As illustrated by Figures 2 through 4, they suggest principles and vernacular elements that can be incorporated in new buildings to help ensure their harmonious fit in the Old Town Sheldon environment. All new non-residential projects in Old Town Sheldon shall also comply with the following architectural standards.

- All projects will take as their architectural design reference the rural, western ranch, and historical heritage theme of the existing community.
- The design of all new buildings should take into account the scale, style, and architectural vernacular of currently existing reference buildings (such as gabled roofs, ranch style veranda walkways, and clapboard or

board-and-batten exterior siding), and should meet high aesthetic and design integrity standards.

- No building will exceed two stories. Unique architectural features comprising no more than 10% of the building footprint may be considered through the design review process but shall be limited to no more than three stories or 30 feet. To be considered for approval, a unique architectural feature must specifically strengthen and reinforce the rural and historical ambience of Old Town Sheldon.

Landscaping

Landscaping and natural shading shall be generous, making use of existing or newly planted indigenous oak species and other landmark trees where space permits. New development shall preserve existing indigenous oaks and other trees that are subject to the City's Tree Preservation Ordinance and shall incorporate them into their site plan. The minimum on-site landscaping standard shall be as established by the City's Zoning Code and Design Guidelines. New projects shall exceed this minimum standard as necessary to ensure a consistent landscaping treatment between projects.

Hardscaping

All walkways, street and walk lighting and other hardscape features should be designed to fit the community's rural setting and its historical and western ranch architectural theme. Prior to the approval of the next project in Old Town Sheldon, the City will work with the community to adopt a common hardscape theme with specific features and manufacturer's cut sheets that will be applicable to all future development in Old Town Sheldon.

Local review and comment

All applications for land use entitlements in Old Town Sheldon shall be submitted to the City's Development Services – Planning staff. The City shall forward all applications to the Sheldon community associations (CAs) for review and comment in respect to any of the above issues. The Sheldon CAs shall provide their written recommendation to the Development Services – Planning staff within 30 days. The Sheldon CAs written recommendation shall be included in the staff report to the Planning Commission and/or the City Council.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-312**

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

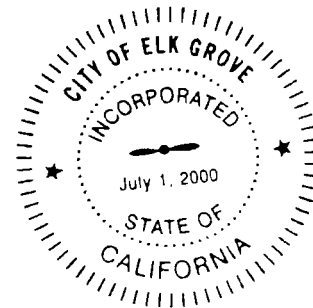
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 15th day of December 2004 by the following vote:

AYES 5: COUNCILMEMBERS: Scherman, Soares, Briggs, Cooper, Leary

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:



A handwritten signature in cursive script, appearing to read "Peggy E. Jackson".

**Peggy E. Jackson, City Clerk
City of Elk Grove, California**