



**CITY OF SACRAMENTO**

**CITY PLANNING DEPARTMENT**  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5804

**MARTY VAN DUYN**  
PLANNING DIRECTOR

October 27, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 1. Environmental Determination  
2. PUD Schematic Plan Amendment from Commercial to Office (P-9541)

**LOCATION:** Northeast corner of Folsom Boulevard and Bicentennial Circle

SUMMARY

This is a request for entitlements necessary to develop a two-story office building on a 2.8 acre vacant site. The staff and Planning Commission recommend approval of the project. The Commission also approved a special permit to allow the office building subject to conditions.

BACKGROUND INFORMATION

The subject site is a portion of the Seven Lakes PUD. The site is designated for a commercial type use and the applicant is proposing to develop an office use.

The staff and Planning Commission have no objection to the proposed office use. It would provide a more compatible land use adjacent to an existing mobile home park located to the east. Also, adequate landscaping buffer will be provided along the north and easterly property lines.

VOTE OF PLANNING COMMISSION

On October 8, 1981 the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the project.

**APPROVED**  
BY THE CITY COUNCIL

*Cont. To*  
*11-10-81*

NOV 4 1981

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached PUD Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P-9541

November 4, 1981  
District No. 6

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF  
November 4, 1981

RESOLUTION AMENDING THE SEVEN LAKES PUD SCHEMATIC PLAN FROM COMMERCIAL TO OFFICES FOR 2.8 ACRES LOCATED AT THE NORTHEAST CORNER OF FOLSOM BOULEVARD AND BICENTENNIAL CIRCLE (APN: 079-021-06) (P-9541)

WHEREAS, the City Council conducted a public hearing on November 4, 1981 concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The proposal is consistent with the policies of the 1974 General Plan;
3. The site is large enough to accommodate the proposed 39,200 square foot office building.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the schematic plan shall designate the area as described on Exhibit "A" as office use (39,200 square feet).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9541

EXHIBIT "A"

LEGAL DESCRIPTION

(P-9541)

Area to be designated for office use:

Lot 6 as shown on the "Plat of Bicentennial Subdivision"  
recorded in Book 116 of Maps, Map No. 15, Records of  
County of Sacramento.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: October 8, 1981

ITEM NO. 19a FILE NO. P-95411

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE

- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER PUD Schenectady  
Plan Amendment

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: NE corner Johnson Blvd. &  
Bi-centennial Circle

PROPOSENTS		
NAME	PROPOSENTS	ADDRESS

OPPOSENTS		
NAME	OPPOSENTS	ADDRESS

MOTION NO.

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Goggin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Holway	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Larson	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Matka	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

915 "T" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean Unger, 700 Alhambra Blvd., Sacramento			
OWNER	Richard Benvenuti, 2856 Arden Way #200, Sacramento, Ca. 95825			
PLANS BY	Dean Unger, 700 Alhambra Blvd., Sacramento			
FILING DATE	9-4-81	60 DAY CPC ACTION DATE	REPORT BY	PB-mm
NEGATIVE DEC.	DEC 9/27/81	EIR	ASSESSOR'S PCL NO.	79-021-06

**APPLICATION:**

1. Environmental Determination
2. Special Permit for 39,200 sq. ft. office development on 2.8 vacant acres in Seven Lakes PUD in C-2 (PUD) zone including drive-up facility.
3. PUD Schematic Plan Amendment from commercial to office

**LOCATION:** N.E. corner Folsom Boulevard at Bicentennial Circle

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a two-story office building in the Seven Lakes PUD

### PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office  
1967 College Greens Community Plan Designation: General Commercial

Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

### Surrounding Land Use and Zoning:

North: Residential R-2B-R  
South: Vacant M-2-S  
East: Residential R-1  
West: Vacant C-2

Parking Required:	174 spaces	Parking Provided:	175 spaces
Parking Ratio:	1 sp./225 sq. ft.	Parking Provided:	1 sp./224 sq. ft.
Property Dimensions:	200 x 667 (approx.)		
Property Area:	2.8 acres		
Square Footage of Building	39,200		
Significant Features of site:	Adjacent to mobile home park		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

### STAFF EVALUATION: The staff has the following comments:

1. The subject site is located at the southeasterly quadrant of the Seven Lakes PUD in the C-2 General Commercial zone, and is designated as Commercial Use in the PUD. This portion is indicated as Phase 4 on the Schematic Plan. The Schematic Plan (see Exhibit "A") shows two commercial and one bank building. This project would increase the square footage from 33,000 to 39,200, and parking spaces from 158 to 175. This parking design however would increase the amount of open space originally anticipated for this site.

APPLIC. NO. 9541

MEETING DATE October 8, 1981

CPC ITEM NO. 19

2. The project was reviewed by the City Engineer, City Traffic Engineering and Regional Transit. The following comments were received: Traffic Engineering determined that the bus stop should be relocated to the west side of Bicentennial Circle, out of the "right turn only" lane. This would be on the far side of any future traffic signal. Regional Transit agrees with this comment.
3. The Schematic Plan for this site indicates three, one-story commercial buildings set at least 70-feet from the easterly property line. The increase to a two-story structure will increase the visual scale as perceived from the adjacent street and neighboring properties. The proposed 29-foot high two-story building is set back only 20 feet from the east property line. The top of the second floor windows are approximately 18-feet above ground. The windows on the second floor are recessed to provide relief to the mansard type roof. However, the landscape plan provides for heavy evergreen landscaping between the adjacent property and this project. As the trees grow, they will provide a visual barrier.
4. The site plan indicates that 175 parking spaces are provided for the 39,200 sq.ft. building. 53 of those may be compact spaces (16x7.5 ft.). The site plan indicates 79 (45%) to be 16 feet or less in length. The applicant should redesign the parking plan to provide for no more than 30-percent compact cars. These should be clearly marked on the site plan as well as on the spaces themselves. The remaining spaces must comply with parking standards of the Zoning Ordinance.
5. The submitted environmental questionnaire indicates ten 16-foot pole with metal halide shielded lights. The applicant has indicated these lights are located at the ends of the parking islands. Staff is concerned for light shining directly or bouncing toward adjacent residential uses. Lights should be directed downward and be shielded from adjacent residential uses. The applicant should submit detailed plans indicating the types of lighting system and location of these light poles. The lighting system must be reviewed and approved by the City Electrical Engineer.
6. The City Zoning Ordinance requires a six-foot high solid masonry wall at the property line adjacent to any residential zone or use. Therefore, the required wall must be installed on the north and east property line. The wall should be compatible in color and material to the front wall of the adjacent trailer park, which has a capped, medium tan, slumpstone wall.
7. A monument sign is shown at the southwest corner of this site, in the 50-foot setback. The PUD Guidelines specifically prohibit signs in the required setback area.
8. The exterior materials will consist of off-white painted concrete tiltup walls and rust colored metal roof with a dark bronze aluminum store front. PUD Guidelines provide for overall natural tones. Staff suggests the concrete walls be painted light-to-medium tan color to compliment the front wall of the adjacent mobile home park and essentially the same color as the required 6-foot high wall.
9. The drive-up facility is located on the north side of the building, 45+ feet from the easterly property line. Staff has no objections to this location as it will not affect internal circulation or traffic on Bicentennial Circle. Signing must comply with PUD Guidelines.

- 10. The applicant/developer must submit a plan indicating compliance with the 50-percent parking lot shading ordinance, prior to building permit approval.

STAFF RECOMMENDATIONS:

Staff recommends:

- 1. Ratification of the Negative Declaration.
- 2. Approval of the Special Permit subject to conditions and based on findings of fact which follow.
- 3. Approval of the PUD Schematic Plan Amendment from commercial to office use, subject to conditions and based on findings of fact which follow.

CONDITIONS:

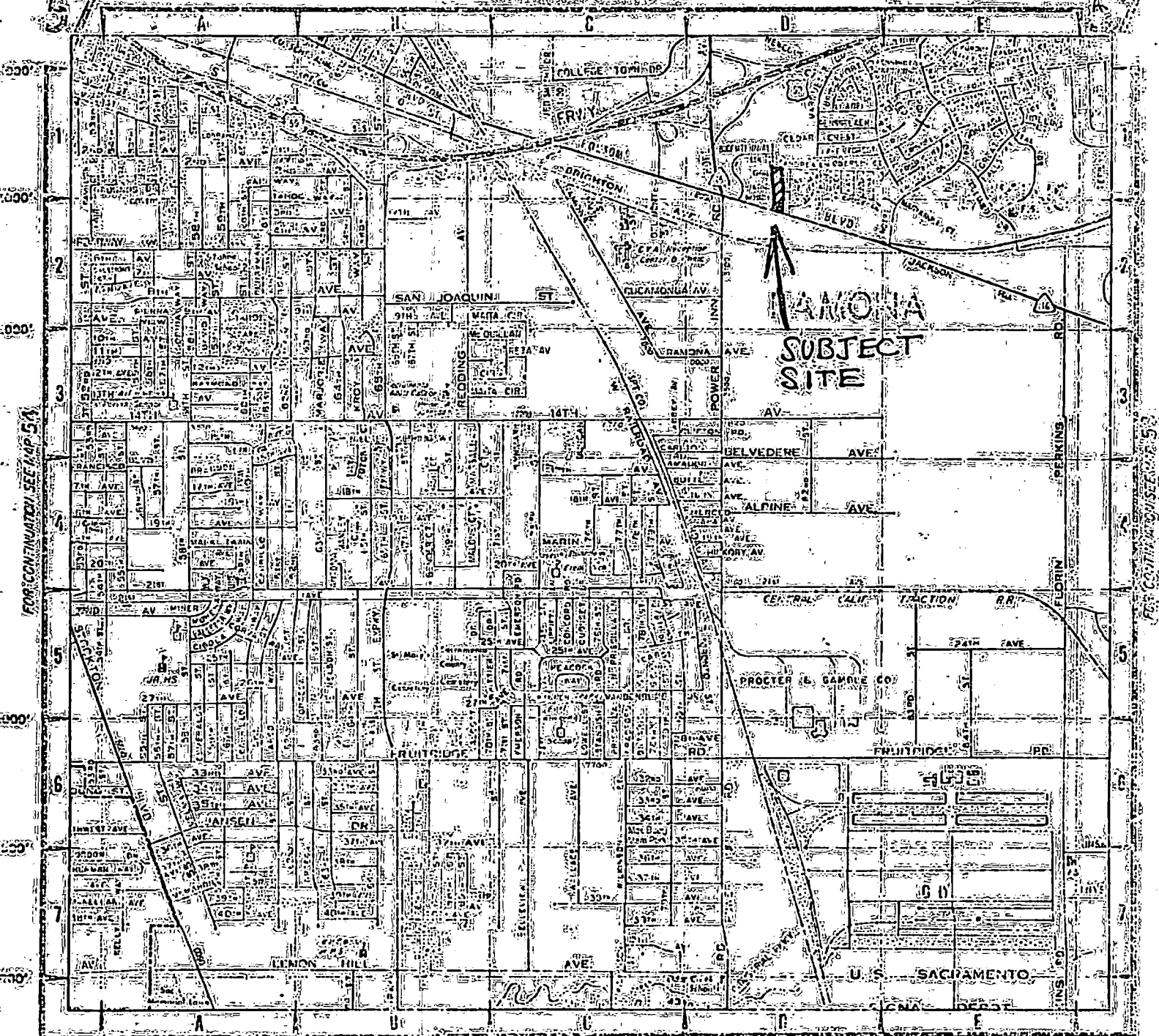
- 1. The bus stop shall be relocated to the west side of Bicentennial Circle, out of the "right turn only" lane. This would be on the far side of any future traffic signal.
- 2. The applicant shall redesign the parking plan to provide for no more than 30-percent compact cars. These shall be clearly marked on the site plan as well on the spaces themselves. A detailed site plan indicating compact spaces as well as standard parking spaces shall be submitted to staff for review and approval.
- 3. Pole lights shall be directed downward and be shielded from adjacent residential use. Pole lights shall be indicated on the revised site plan. The type of lighting system shall be reviewed and approved by the Planning Director.
- 4. Applicant shall provide a six-foot high, solid masonry wall on the easterly and northerly property line. This wall shall be compatible in color and material to the front wall of the adjacent trailer park, which has a capped, medium tan, slumpstone wall. The wall design shall be reviewed and approved by the Planning Director.
- 5. Building concrete walls shall be painted light-to-medium tan to compliment the front wall of the adjacent mobile home park and the required six-foot high wall on the eastern property line.
- 6. The applicant shall submit a plan, indicating compliance with the 50-percent parking lot shading ordinance, prior to building permit approval.
- 7. A detailed landscape and irrigation plan shall be reviewed and approved by the Planning Director prior to building permit approval. The applicant shall provide a variety of ground cover and one to five-gallon shrubs and 5 gallon, 15-gallon and 24" box specimen trees throughout the project. The easterly side of the structure shall be heavily landscaped with trees to create a forest effect in order to provide a visual buffer to adjacent residential uses.
- 8. All signing shall comply with Seven Lakes PUD Guidelines.



**FINDINGS OF FACT: Special Permit and PUD Schematic Plan Amendment from Commercial to Office Use.**

1. The proposal is based on sound principles of land use in that:
  - a. Office uses are permitted in the C-2 "General Commercial" zone.
  - b. Adequate parking is provided for the proposed use.
  - c. The use would not significantly alter the characteristics of the neighborhood.
2. The proposal will not be detrimental to the public health, safety and welfare in that:
  - a. The project provides adequate amount of parking to avoid congestion problems on adjoining streets.
  - b. The project will not cause any nuisance conditions.
3. The project is consistent with the 1974 General Plan and 1967 College Green Community Plan in that:
  - a. The site is designated General Commercial which allows office uses.
  - b. The project is conditioned to require a variance application for a monument sign in the 50-foot setback or relocation of the sign outside of the setback.

57



FOR CONTINUATION SEE MAP 54

FOR CONTINUATION SEE MAP 56

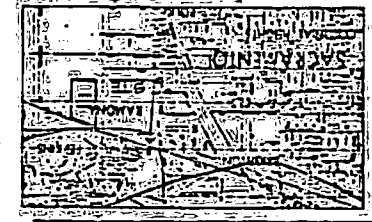
2,160,000 2,165,000 2,169,000 2,172,000 2,175,000

5

P-9541

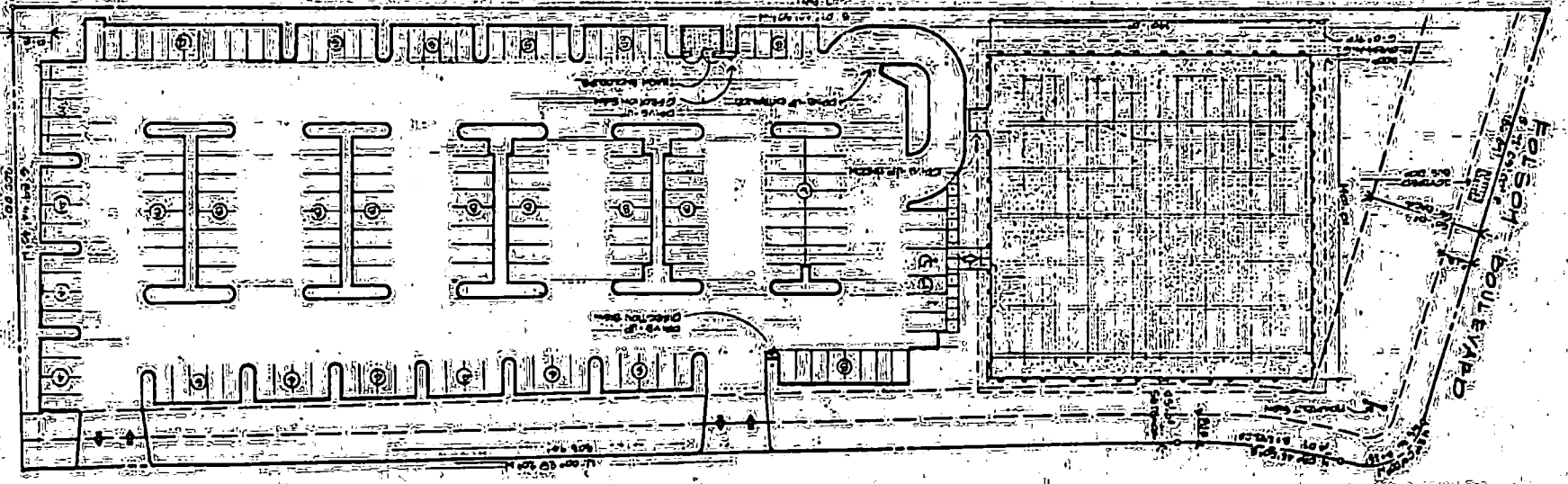
8 Oct 81

No. 19



STATION  
 AREA OF POOL, LAID LATER  
 AREA OF BUILDING  
 APPROX. 10,000 S.F.  
 PLANNED FOR 10,000 S.F.  
 PLANNED FOR 10,000 S.F.  
 PLANNED FOR 10,000 S.F.

S I T E P L A N



B I C E N T E N N I A L C I R C L E

PROPOSED OFFICE BUILDING  
 R. W. D. COMPANY  
 BERKELEY, CALIFORNIA

DRAWN BY

DATE

SCALE

PROJECT

NO.

DATE

SCALE

PROJECT

NO.

DATE

SCALE

PROJECT

NO.

DATE

SCALE

PROJECT

NO.

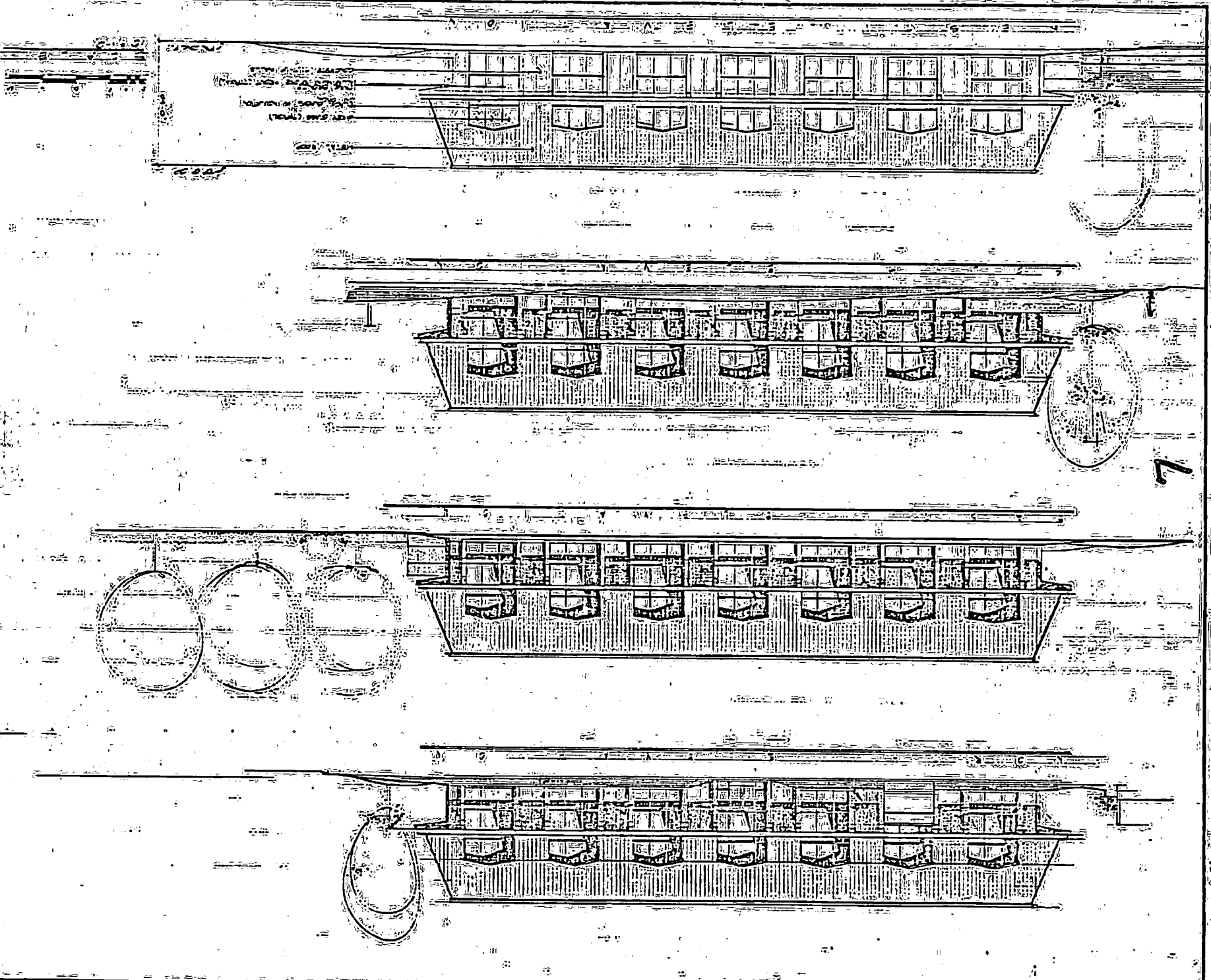
DATE

2

ARCHITECT  
 ENGINEER  
 CONTRACTOR  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 SANITARY  
 HEATING  
 AIR CONDITIONING  
 AND  
 PAPER INDUSTRIES  
 COMPANY  
 1000 BROADWAY  
 NEW YORK 10003

RALPH WIGSTENBOM  
 ARCHITECT  
 PROPOSED OFFICE BUILDING  
 1000 BROADWAY  
 NEW YORK 10003

DEAN L. COOPER  
 ARCHITECT  
 1000 BROADWAY  
 NEW YORK 10003



7

#19  
 10-8-84  
 P 9541

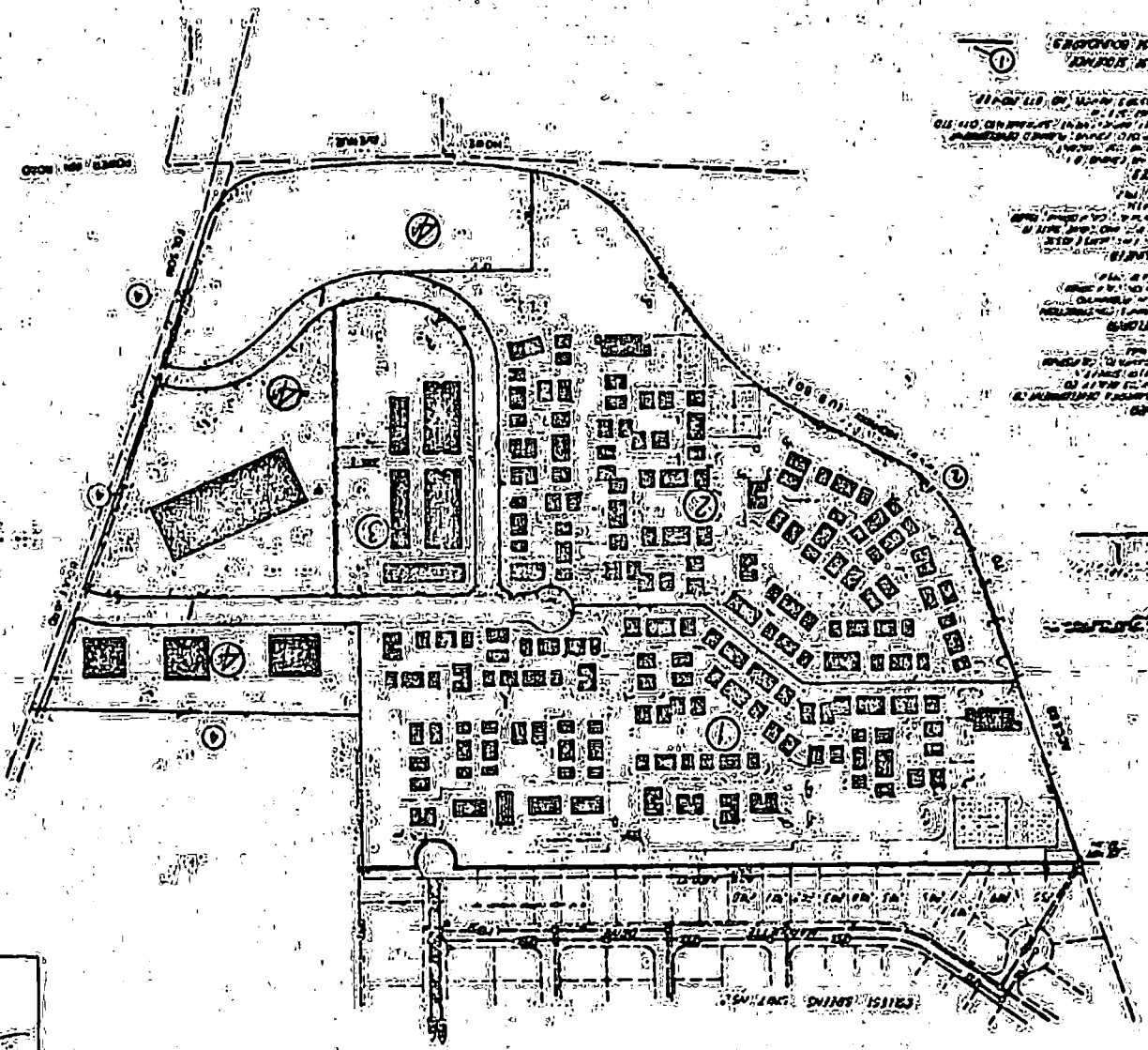
BEYER INGENS AND ASSOCIATES, INC.

EXHIBIT 'A'

1. PROJECT NO.	2. SHEET NO.	3. DATE	4. SCALE

DATE: 10-18-01

1. GENERAL NOTES:  
 2. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT ONLY.  
 3. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.  
 4. THE DESIGNER ASSUMES NO LIABILITY FOR THE USE OF THIS INFORMATION.  
 5. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.  
 6. THE DESIGNER'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID.  
 7. THE DESIGNER'S LIABILITY IS LIMITED TO THE DATE OF THE DESIGN.  
 8. THE DESIGNER'S LIABILITY IS LIMITED TO THE DATE OF THE DESIGN.  
 9. THE DESIGNER'S LIABILITY IS LIMITED TO THE DATE OF THE DESIGN.  
 10. THE DESIGNER'S LIABILITY IS LIMITED TO THE DATE OF THE DESIGN.



8

617

10-18-01

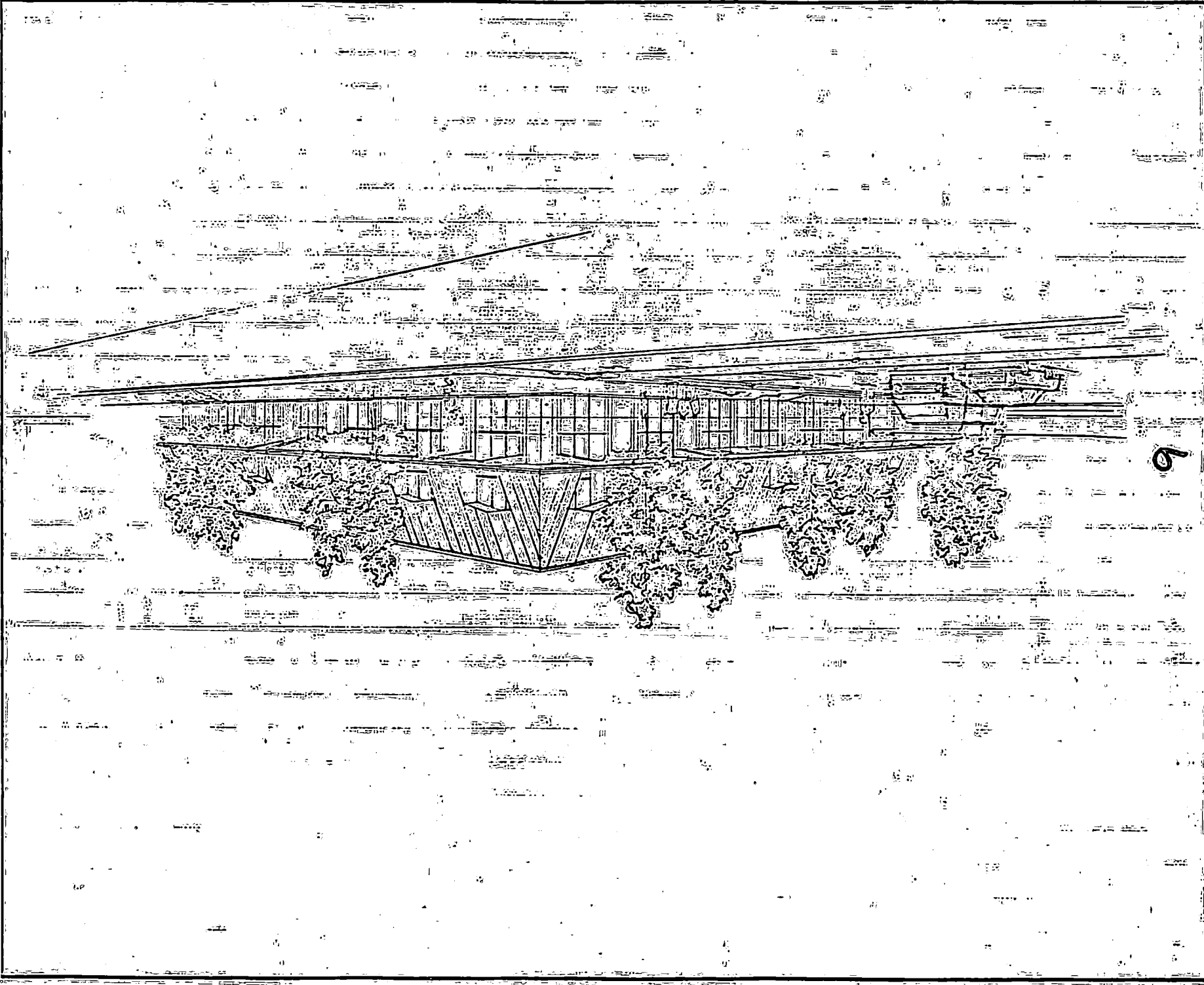
10-18-01

P: 954

18-8-01

No. 19

DEAN F. UNDER  
SHEET NO.  
CONTRACT NO.  
DATE  
BY  
APPROVED BY  
SCALE  
DESCRIPTION  
PROJECT NO.  
SHEET NO.

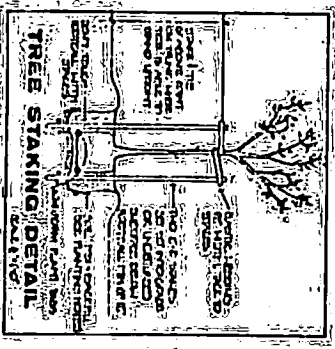
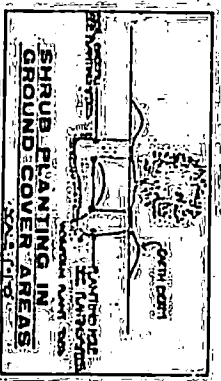
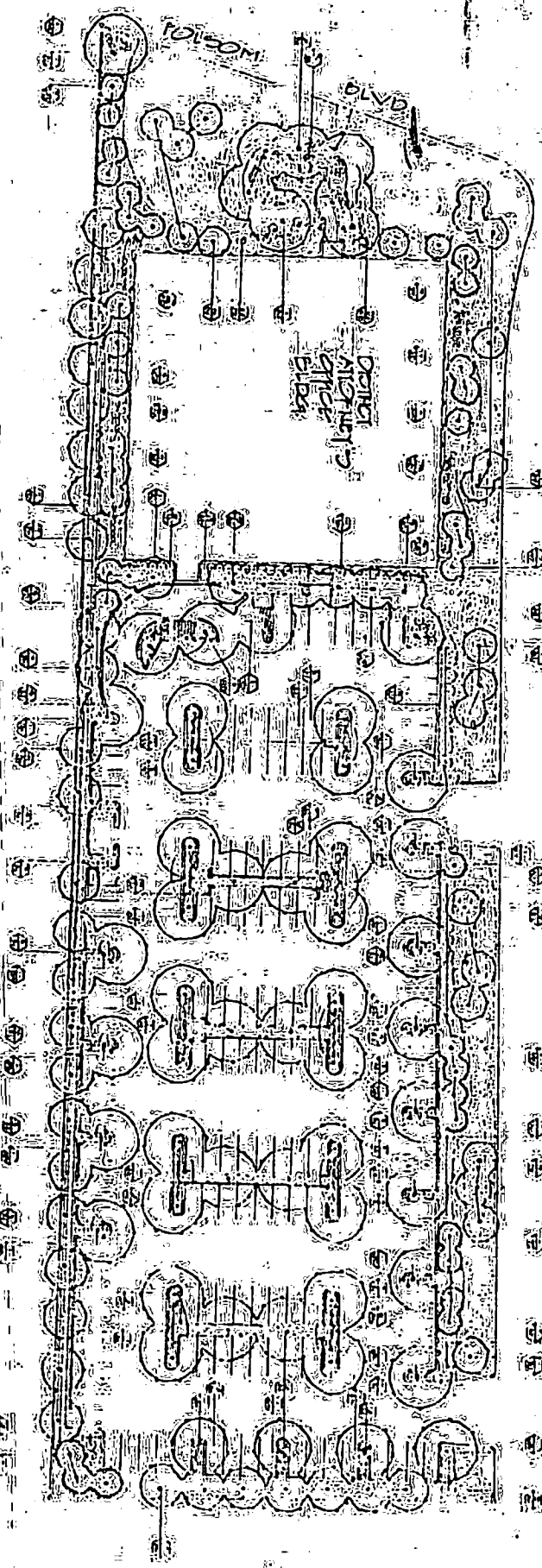


9

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREIN. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREIN. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.



PLANT LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	TREES
(Symbol)	SHRUBS
(Symbol)	GROUND COVER
(Symbol)	STAKES
(Symbol)	...

PLANT LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	...
(Symbol)	...
(Symbol)	...

LANDSCAPE PLAN