

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Evergreen-Seven Stars - 1851 Heritage Lane #187, Sacramento, CA 95815				
OWNER	Evergreen-Seven Stars - 1851 Heritage Lane #187, Sacramento, CA 95815				
PLANS BY	DMJM - 455 Capitol Mall, Suite 230, Sacramento, CA 95814				
FILING DATE	9-28-87	ENVIR. DET.	Neg. Dec. 11-2-87	REPORT BY	JP:sg
ASSESSOR'S PCL. NO.	277-0282-007				

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to construct a 46,288+ sq. ft. office building (100% office) on 1.5+ acres in the Light Industrial-Review (M-1(S)-R) zone
 - C. Special Permit to construct a 46,288+ sq. ft. office building in the Point West PUD
 - D. Special Permit to implement parking reduction measures in order to decrease the required on-site parking
 - E. Special Permit to increase the number of signs permitted per parcel in the Point West PUD
 - F. Point West PUD Schematic Plan Amendment from Commercial to Office designation
 - G. Variance to increase the maximum 30% permitted compact car parking spaces to 36% (Withdrawn)

LOCATION: 1792 Tribute Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 48,288+ square foot office building on 1.5+ acres in the M-1(S)-R zone and the Point West PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
Point West PUD Schematic
Plan Designation: Commercial
Existing Zoning of Site: M-1(S)-R
Existing Land Use of Site: Vacant (former site of Victoria Station restaurant)

Surrounding Land Use and Zoning:

North: Office; M-1(S)-R(PUD)
South: Office, motor lodge; M-1(S)-R(PUD)
East: I-80 freeway; TC
West: Office, industrial park; M-1(S)-R(PUD)

Parking Required:	185 spaces	Parking Ratio Required:	1:250 sq. ft.
Parking Provided:	167 spaces		
Property Dimensions:	210' x 291'		
Property Area:	1.5+ acres		
Square Footage of Building:	46,288 sq. ft.		
Height of Building:	66' (4 stories)		
Exterior Building Materials:	Dryvit, brick veneer and reflective glass		

APPLC. NO. P87-424 MEETING DATE December 3, 1987 ITEM NO. 11

002871

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 1.5+ acre lot located in the Light Industrial-Review (M-1{S}-R) zone and the Point West Planned Unit Development. The Victoria Station restaurant was previously located on the site. The restaurant structure has been removed and the site is currently vacant. Surrounding land uses are an office building zoned M-1(S)-R(PUD) to the north, a vacant restaurant approved for an office use and a motor lodge zoned M-1(S)-R(PUD) to the south, Interstate 80 freeway to the east and industrial park buildings in the M-1(S)-R(PUD) zone to the west. The site is designated industrial by the 1974 General Plan and commercial on the Point West PUD Schematic Plan.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to construct a 46,288+ square foot office building on the subject site (Exhibits A-D). The building is proposed to be four stories (66 feet) in height with parking on the ground level and office space on the remaining three floors. Uncovered surface parking would also be provided.

Planning staff finds that the proposed office building is an appropriate land use for the site. Surrounding land uses are primarily office and industrial uses. The site is not ideally suited for a commercial use such as the restaurant previously located at the site due to poor visibility for a commercial use and a lack of other commercial uses in the area. The existing infrastructure is also adequate to serve the proposed office use. Staff, therefore, recommends approval of the special permit requests to construct an office building in the Point West PUD and allow 100 percent office in the M-1(S) zone; and the Point West PUD Schematic Plan Amendment from Commercial to Office.

C. Parking and Circulation

The parking ratio in the Point West Planned Unit Development for office buildings is one parking space per 250 square feet of gross floor area. The required number of parking spaces for the proposed 46,288 square foot development is 185 spaces. The applicant intends to provide 167 parking spaces on-site and is requesting a special permit to implement parking reduction measures for the remaining 18 required spaces (10 percent reduction). The applicant intends to provide a shuttle bus program and/or a transit pass subsidy as reduction measures at this time. Regional Transit has reviewed the proposed project and has indicated that the project has the potential for using a shuttle to RT Metro stations along with a transit pass subsidy program to encourage transit usage (Exhibit E). Planning staff has no objections to the applicant providing a parking management program for the project in order to reduce the required on-site parking spaces by 10 percent. The subject site is not located in a residential area so the implementation of parking reduction measures will not adversely affect the supply of on-street parking for residential uses.

The submitted site plan indicates 59 compact car parking spaces or 36 percent of the total on-site parking (Exhibit A). This exceeds the maximum 30 percent compact car spaces permitted by the Zoning Ordinance. The applicant has indicated that the site plan can be revised to meet the maximum 30 percent compact space requirement and has requested that the variance to increase this amount be withdrawn.

The submitted site plan has been reviewed by the City Engineering and Traffic Engineering Divisions. Traffic Engineering recommends that a vertical curb be constructed adjacent to the parking area at the northeast corner of the site where the driveway ends.

D. Site Plan Design

The site plan indicates a trash enclosure at the southwest corner of the site (Exhibit A). Staff finds that this corner is highly visible from both Tribute Road and Exposition Boulevard and is an undesirable location for a trash enclosure. Staff recommends that the enclosure be relocated to the northwest corner of the site outside of the required landscape setback. The enclosure will also have to be redesigned to meet the Zoning Ordinance requirements for trash enclosures.

The site plan indicates a circular driveway adjacent to the south property line. The subject site is at a lower grade than Exposition Boulevard and drivers of vehicles on Exposition Boulevard will look down on the landscaping and circular drive. Staff recommends that minimum 15 gallon evergreen trees be located in the landscape area adjacent to this circular drive in order to screen it from Exposition Boulevard.

Landscape plans for the project have not been submitted. Staff recommends that a minimum three and one-half foot high undulating berm be located in the landscape setback adjacent to Tribute Road and Exposition Boulevard. Landscape plans should indicate trees and shrubs off of the Point West PUD approved plant list. The applicant may also wish to investigate the possibility of landscaping a portion of the adjacent state right-of-way to the south with Cal-Trans.

E. Building Design

The applicant proposes to utilize dryvit, brick veneer and gray reflective glass for the exterior building materials (Exhibits C and D). The structure will have one main entrance on the west side of the building and a secondary entrance from the parking garage. The four corners of the structure are rounded and will have glass windows. Planning staff finds the proposed building to be attractive and complementary to the Point West PUD area. Staff suggests that an accent color be used at the main entry to provide additional visual interest.

F. Signs

At the southwest corner of the building a nine foot high parapet has been added for the express purpose of providing an attached sign for the structure (Exhibits C and D). The applicant anticipates having two major tenants for the

structure and would like to provide an attached sign facing east for one tenant and an attached sign facing south for the second tent. The sign facing east is within 660 feet of the freeway and visible from the freeway, thus falling under the regulations for freeway-oriented signs. The applicant proposes that both of these signs follow the regulations for freeway-oriented signs in that they will not exceed 150 square feet in area and will be internally illuminated to create a halo back-lighted effect.

Besides the two large attached signs, the applicant is requesting a address/building name monument sign at the southwest corner of the site, two smaller tenant identification signs at the building entrance and a directory at the building entrance. Plans for these proposed signs have not been provided.

The Point West PUD Guidelines permit one sign per parcel, two signs if the parcel is a corner lot. Planning staff has no objection to allowing the two attached signs proposed for the southeast parapet of the structure as the parcel is similar to a corner lot in that the building is visible from the freeway on/off ramp, Exposition Boulevard and Tribute Road and a structure will not be constructed on the vacant strip of land to the south. Staff therefore has no objection to allowing two 150 square foot attached signs on the building. Staff also has no objection to a monument sign as long as it is attractively designed, low profile and contains the building address only. Planning staff finds that these three signs should adequately identify the building as it is anticipated that the two major tenants will take up two floors and the third floor will be used for future expansion and smaller tenants. Staff therefore recommends against any more than two attached signs on the building. In addition to the two attached signs, staff has no objections to a small directory placed adjacent to the main doorway to identify all building tenants. No additional attached signs should be allowed.

South+East
MAY
11/25/03

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special permit to construct a 46,288± square foot office building in the M-1(S)-R zone, subject to conditions and based upon findings of fact which follow;
- C. Approval of the Special Permit to construct a 46,288± square foot office building in the Point West PUD, subject to conditions and based upon findings of fact which follow;
- D. Approval of the Special Permit to implement parking reduction measures in order to decrease the required on-site parking to 167 spaces, subject to conditions and based upon findings of fact which follow;
- E. Approval of the Special Permit to increase the number of signs permitted per parcel in the Point West PUD, subject to conditions and based upon findings of fact which follow;

- F. Recommend approval of the Point West PUD Schematic Plan Amendment from Commercial to Office designation; and
- G. Withdraw the Variance to increase the maximum 30 percent permitted compact car spaces.

Conditions

1. The applicant shall finalize an agreement for a Parking Management Program with Regional Transit and the City Transportation Systems Management Coordinator, subject to the review and approval of the Planning Director. A copy of this agreement shall be placed on file with the Planning Division prior to final approval of occupancy permits for the building. The agreement shall be for a maximum of 10 percent parking reduction or 18 spaces.
2. The site plan shall be revised to indicate a maximum of 30 percent compact car parking spaces.
3. The site plan shall be revised to indicate relocation of the trash enclosure to the northwest corner of the site. The trash enclosure will be designed in accordance with the Zoning Ordinance's trash enclosure guidelines. The materials used for the enclosure walls shall be similar to the office building materials and the top of the enclosure shall be screened with a trellis. Final plans for the trash enclosure shall be subject to the review and approval of the Planning Director prior to issuance of building permits.
4. Revised landscape, shading and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. Undulating berms, three and one-half (3-1/2) feet high, shall be placed in the southern and western 27 foot landscaped setback areas. The landscape plan shall also indicate minimum 15 gallon evergreen trees adjacent to the circular driveway on the south. The landscape plans shall follow the approved PUD plant list.
5. Final building elevations shall be subject to planning staff review and approval prior to issuance of building permits.
6. Two attached signs, each not to exceed 150 square feet (300 square feet total), shall be permitted on the southeast parapet of the building. These signs shall follow the design requirements for freeway-oriented signs listed in Section 3.192-C-3 of the Sign Ordinance and the applicable Point West PUD sign guidelines. The two signs shall be subject to Planning Director review and approval prior to issuance of sign permits. A small directory of tenant names may be placed adjacent to the main door of the building. The size and location of this sign shall also be subject to Planning Director review and approval.
7. A monument sign may be located at the southwest corner of the subject site. The monument sign shall be a maximum of five feet in height and constructed out of similar materials as the office building. It

*South and East
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11/25/07*

shall be located a minimum of 10 feet from all driveways and property lines. The sign shall indicate the building address only. The sign may be internally illuminated to create a halo back-lighted effect, indirectly illuminated or non-illuminated. Final design and location of the sign shall be subject to Planning Director review and approval prior to issuance of sign permits.

8. The project shall comply with all provisions of the Point West PUD Development Guidelines.
9. Prior to approval of final inspection of the structure by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development is compatible with surrounding office, light industrial and motor lodge uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate landscaping and parking will be provided;
 - b. the implementation of parking reduction measures will not adversely affect the supply of on-street parking for residential uses; and
 - c. the project will comply with the requirements of the Point West PUD.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial uses by the 1974 General Plan and the proposed office use conforms with the plan designation.

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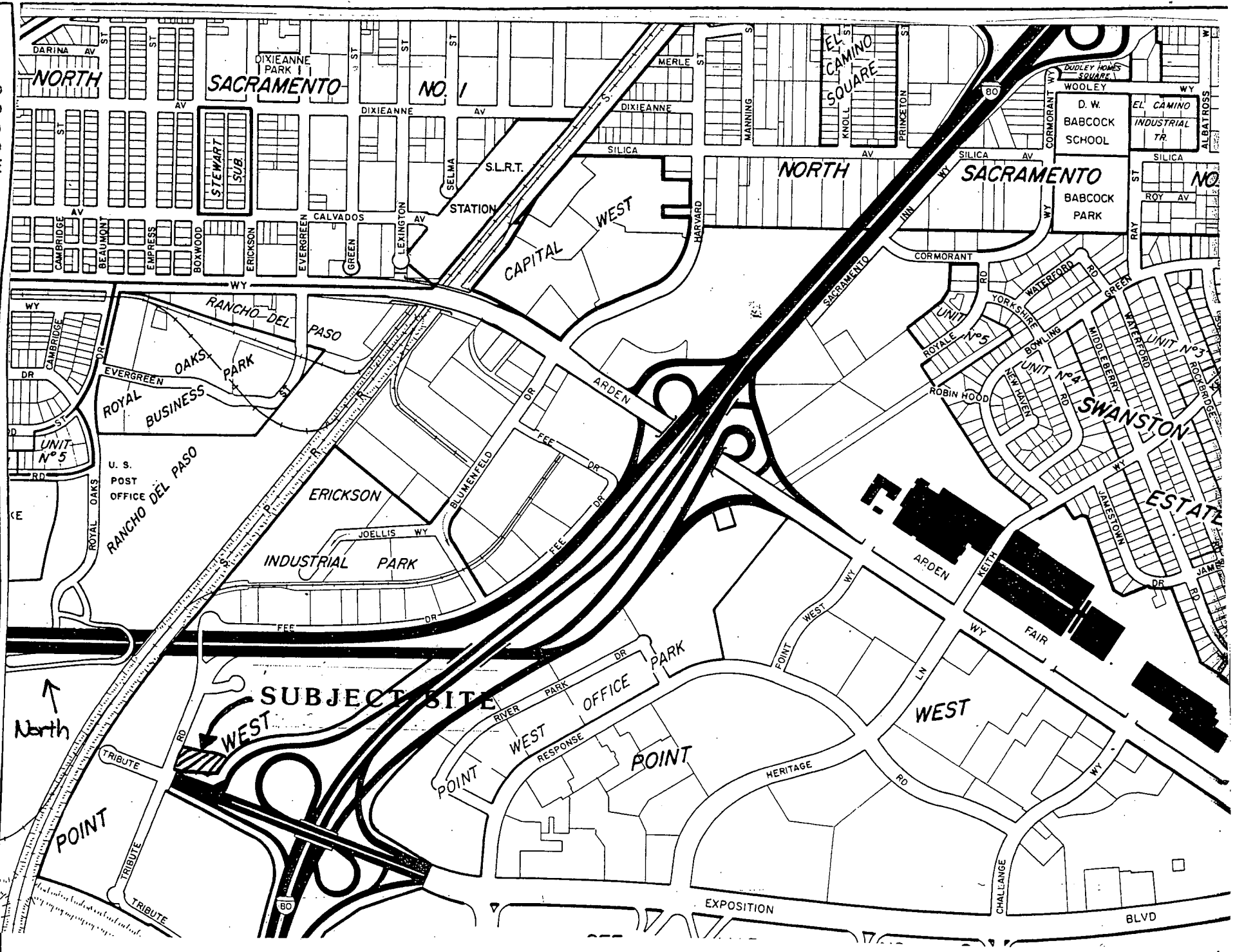
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VICINITY MAP

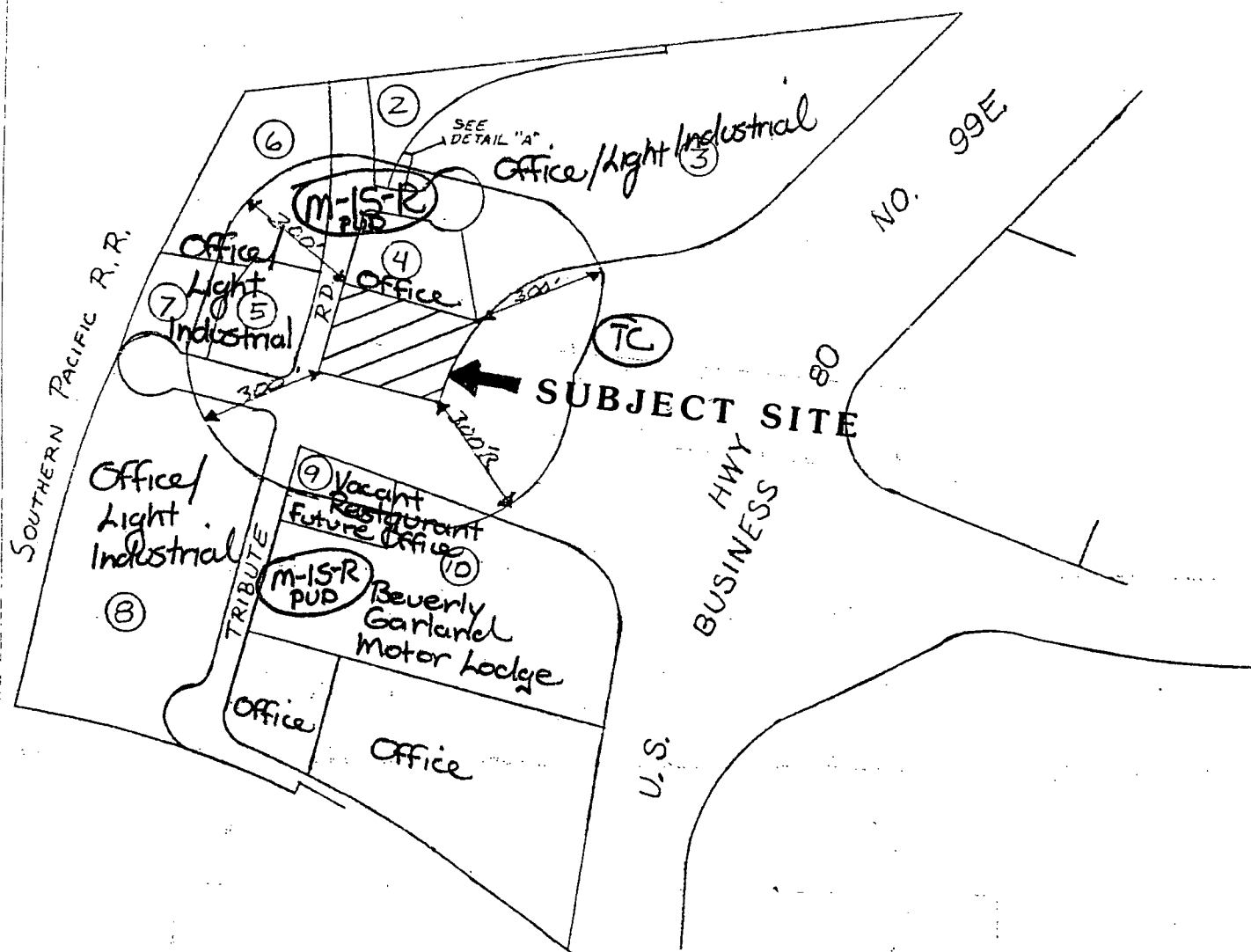
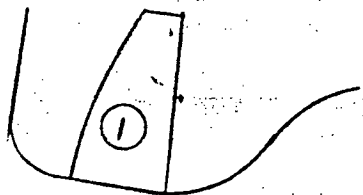
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DETAIL "A"

1" = 100'



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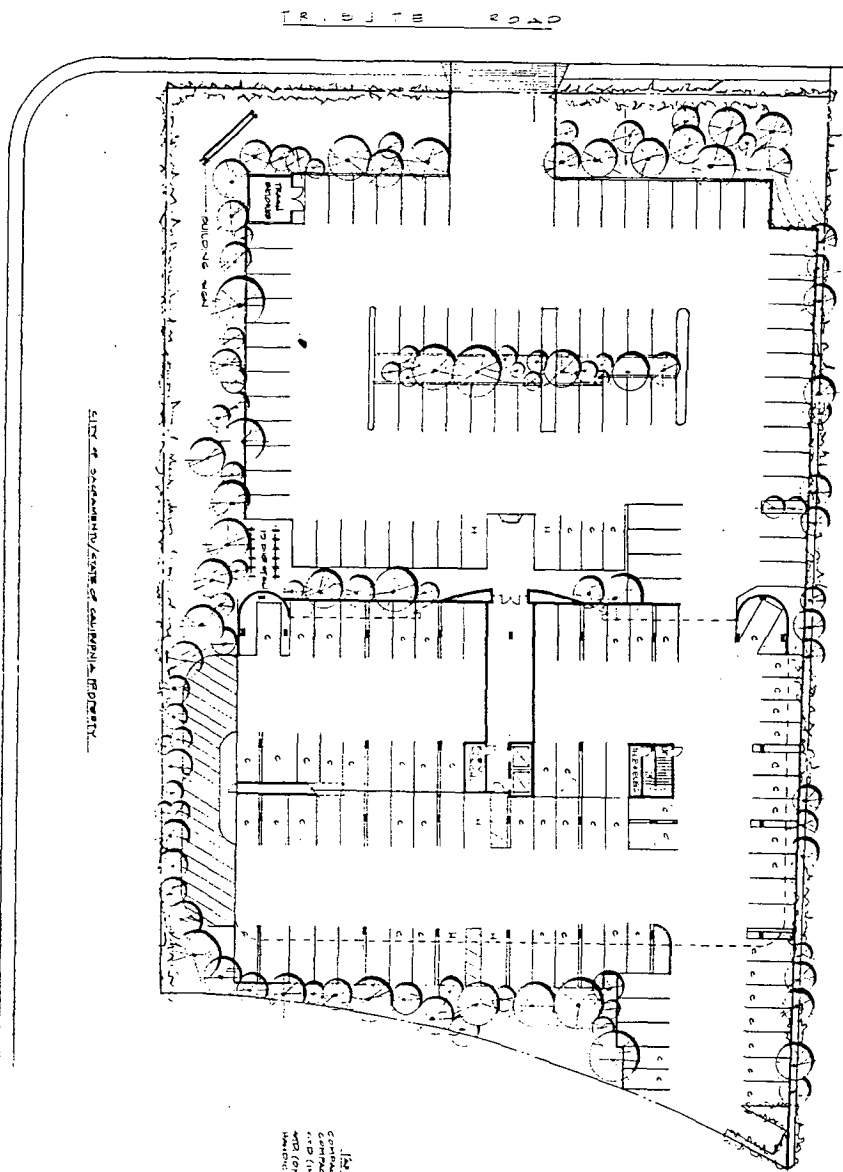
LAND USE & ZONING MAP

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EXHIBIT A

DMJM
 DANIEL, MANN, JOHNSON & GOODMAN
 375 MARKET LANE / SUITE 200
 SAN FRANCISCO, CALIFORNIA 94102-1122

Date: 11/1/87
 Drawn: J.M.J.
 Checked: J.M.J.
 Scale: 1" = 100'-0"
 Sheet: 1 of 1

POINT WEST STATION

NO.	DESCRIPTION
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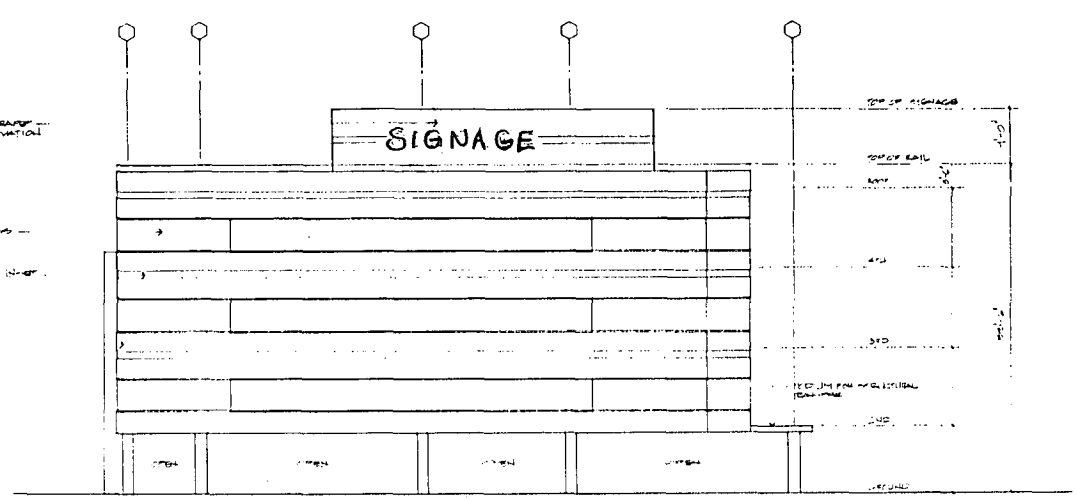
REVISIONS	BY

POINT WEST STATION

DWJ/M
 DWIGHT, WALKER, JOHNSON & MCKENNA
 ARCHITECTS
 SAN FRANCISCO, CALIF. 94105-3803

Date	11/11/87
Scale	1/8" = 1'-0"
Drawn	R.T.
Check	A.S.T.
Sheet	4

EXHIBIT D



SOUTH ELEVATION/NORTH ELEVATION OPPOSITE HAND

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