

CITY PLANNING COMMISSION

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

APPLICANT	Diepenbrock, Wulff, Plant & Hannegan - P.O. Box 3034, Sacramento, CA 95812		
OWNER	Capital Center Group - 1102 White Rock Rd., Rancho Cordova, CA 95670		
PLANS BY	Diepenbrock, Wulff, Plant & Hannegan - P.O. Box 3034, Sacramento, CA 95812		
FILING DATE	9-29-89	ENVIR.DET	Cat. Ex. 15301
			REPORT BY DH:sg
ASSESSOR'S PCL. NO.	041-0130-01,02,03,04,05,06,07,08,09,10		

APPLICATION: Special Permit to allow 75% office/25%warehouse use on 13.2+ acres developed with 199,360 square feet of structures in the Light Industrial (M-1(S)) zone.

LOCATION: 7000 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing warehouse complex of 199,360 square feet to 75% office use and 25% warehouse use in 11 buildings located on 10 existing lots.

PROJECT INFORMATION:

1988 General Plan Designation:	Heavy Commercial/Warehouse
1986 South Sacramento Community Plan Designation:	Heavy Commercial/Light Industrial
Existing Zoning of Site:	M-1(S)
Existing Land Use of Site:	Warehouse, Office & State Offices

Surrounding Land Use and Zoning:

North:	Industrial/office; County
South:	Auto sales; M-1(S); M-1(S)
East:	Single family; R-D-5 (County)
West:	Industrial & office; M-1(S)

Parking Required:	498 spaces for 100% office at 1 space per 400 sq. ft.
Parking Provided:	547 spaces
Property Dimensions:	Irregular
Property Area:	13.12+ acres
Square Footage of Building:	199,360 sq. ft. in 11 buildings on 10 lots
Height of Building:	Single story existing warehouse/office buildings
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials	Concrete tilt-up with aluminum window & door systems
Roof Materials	Tar

000573

BACKGROUND INFORMATION: The subject site contains 11 buildings constructed in 1975 as the Bowling Green Business Park. A total of 199,360 square feet of office and warehouse area was constructed at that time. The applicant seeks to clarify the appropriate 75% office and 25% warehouse use in the M-1(S) zone so that the site can be sold with no problems regarding the legality of 75% office. Under the M-1(S) zone any office use over 25% of the gross floor area of any building requires a special permit. Ordinance 84-100, adopted on October 2, 1984, established the requirement for a special permit for office use over 25% in the M-1(S) zone.

The applicant's most recent tenant mix data, dated June 1988, shows 74% office and 26% industrial use tenants. When constructed in 1975, the City allowed office uses in industrial zones up to 100% occupancy. Staff has reviewed the applicant's supporting documentation regarding tenant mix and location and supports the proposed special permit.

PROJECT EVALUATION: Staff has the following comments:

A. The subject site covers 13.2+ acres developed with 11 buildings totaling 199,360 square feet of gross leasable floor area. The site is zoned Light Industrial (M-1{S}) zone and designated for Heavy Commercial/Warehouse on the 1988 General Plan and 1986 South Sacramento Community Plan. Adjacent land uses include a car dealership to the south, industrial uses to the west and north, and single family dwellings to the east across Franklin Boulevard in the County. The County line also runs along the north property line of the project site.

B. Project Description and Analysis

Exhibit B states the applicant's request. In summary, they seek to allow 75% office use and 25% warehouse use with 547 marked parking spaces provided for the entire complex. Reciprocal parking, ingress and egress easements cross over all 10 parcels so that parking is provided in total for the site. The special permit will allow up to 75% of the total leasable area to be used for office.

Exhibit C presents tenant mix data by building. Exhibit C-2 presents current vacancy by building showing 33% of the leasable area, or 66,176 square feet of the total 199,360 square feet vacant.

Exhibit C-3 presents the estimated allocation of office and light industrial uses by building. Staff notes that total proposed office is 76%. Staff recommends readjusting this figure to be less than 75%.

Exhibit C-4 presents tenants lease area based upon the current rent role.

Staff has reviewed the project and noted that three special permits for non-residential care facilities have been issued for the complex.

P83-335 for Visions Unlimited - Bldg. 200
 P86-350 expansion for Visions Unlimited - Bldg. 200
 P86-231 Mexican American Recovery Home - Bldg. 200
 P86-273 Southside Art Center - Bldg. 1000

As a note in reviewing Exhibit C-4, there appears to be several churches leasing space in the complex and no special permits have been issued by the Planning Commission. For the applicant's information, if the churches are holding services at this location, special permits are required.

Staff did not require parking for each building on each lot at the time the buildings were divided.

Since the buildings are established and parcel lines for eight of the buildings coincide with the building walls, it was not feasible to require specific parking for each building. Buildings 800, 1000 and 1100 are situated on Parcel A and total 4.7+ acres. The remaining eight buildings have parking provided on Lot 9 totaling 6.5+ gross acres. Required parking for 100% office, if necessary, would be 498 spaces. Parking provided, based upon a 1989 survey, is 547 spaces. Staff observes adequate parking for the entire site.

C. Agency Comments

~~The City Traffic Engineer reviewed the proposed project and recommends preparation of a TMP for the site. (Deleted 11-29-89 by Traffic Engineer)~~

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to conditions and based upon findings of fact which follow.

Conditions

1. The maximum allowable office retail shall not exceed 75% of total gross lease area.
2. ~~A Transportation Management Plan shall be prepared and submitted to the Traffic Engineer for approval within 45 days of action by the Planning Commission. (Deleted 11-29-89 by Traffic Engineer - see letter)~~
3. ~~Handicapped ramps and compliance with public works improvement standards are to be shown. (Deleted 11-29-89 by Traffic Engineer)~~

4. The three approved special permits shall not be affected by this special permit. Required parking for P83-335, P86-231 and P86-273 shall be provided as originally approved.
5. *Prior to issuance of special permit the applicant shall mitigate illegal uses (churches, etc.). (CPC added)*

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that adequate parking will be provided and the site was originally designed as an office complex.
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor to surrounding properties in that adequate on-site parking is provided, handicapped access ramps will be provided, and a TMP will reduce some of the traffic to the site.
3. The proposed project, as conditioned, is consistent with the 1986 South Sacramento Community Plan and 1988 General Plan in that the site is designated for Heavy Commercial and Light Industrial uses and the proposed 75% office and 25% industrial mix is consistent with the plan designations.

P-89-365

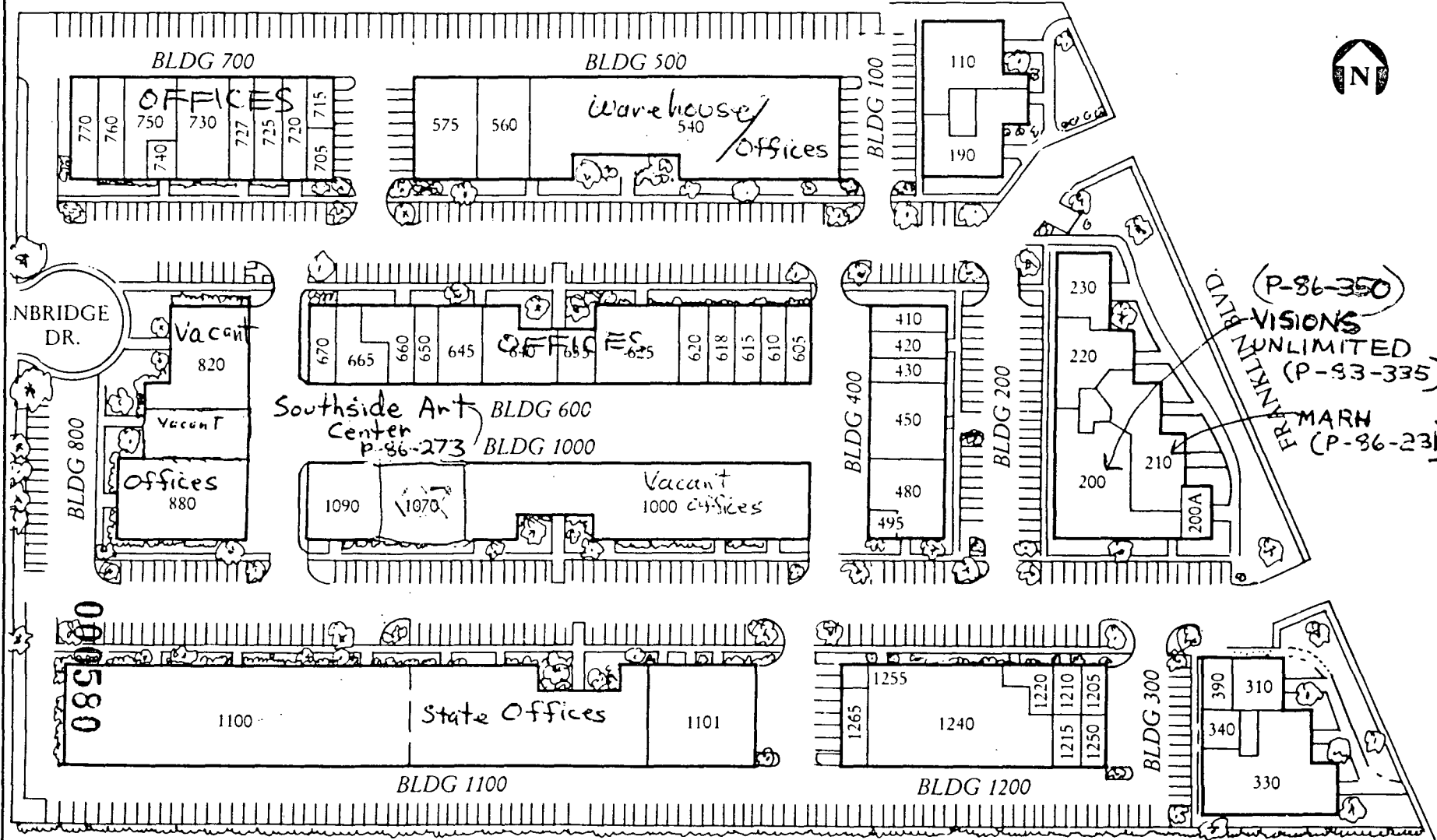
11-16-89

Tom

FRANKLIN BUSINESS CENTER

7000 Franklin Boulevard, Sacramento, CA 95823

LAND USE & ZONING MAP



Zoning - M-1(s) Entire Page

PLOT PLAN NOT TO SCALE

For further information please contact our leasing department, August Management, Inc.

3545 Long Beach Blvd.
P.O. Box 22630
Long Beach, CA 90801-5630

(213) 424-6131
(800) 352-3718 California only
(800) 821-3332 Continental USA

EXHIBIT A

EXHIBIT C

DIEPENBROCK, WULFF, PLANT & HANNEGAN

LAW OFFICES

300 CAPITOL MALL, SUITE 1700

POST OFFICE BOX 3034

SACRAMENTO, CALIFORNIA 95812-3034

(916) 444-3910

TELECOPIER
(916) 446-1696

TELEX
70-5328

A. I. DIEPENBROCK 1893-1972
HORACE B. WULFF 1898-1962
VICTOR L. DIEPENBROCK 1905-1978
JOHN J. HANNEGAN 1919-1988

FRANK R. FEDOR
FELICITA S. YOUNG
WILLIAM J. COYNE
PATRICIA J. HARTMAN
DAVID L. DITORA
R. JOHN SWANSON
DONNA J. TAYLOR
CHRISTIANE E. LAYTON
V. BLAIR SHAHBAZIAN
MICHAEL L. BLEDSOE
JAMES M. NELSON
SUZANNE E. HENNESSY
JOYCE A. VERMEERSCH
JOHN R. HALUCK
SUE ELLEN WOOLDRIDGE

TRACEY S. BUCK-WALSH
KATHERINE K. ANDRITSAKIS
KATHLEEN R. MAKEL
BRADLEY J. ELKIN
MONA E. OPOYKE
JOHN M. FELDER
Y. EDWARD TSAI
PATRICIA S. TAYLOR
D. MICHAEL SCHOENFELD
JANE H. RABIN
THOMAS A. WILLOUGHBY
MELINDA GUZMAN MOORE
LINDA D. WILSON
KARLEN D. HARMISON

FORREST A. PLANT
JOHN V. DIEPENBROCK
R. JAMES DIEPENBROCK
ROBERT R. WULFF
CYRUS A. JOHNSON
JOHN S. GILMORE
THOMAS A. CRAVEN
DAVID A. RIEGELS
WILLIAM B. SHUBB
DENNIS M. CAMPOS
JAMES T. FREEMAN
STEVEN H. FELDERSTEIN
JACK V. LOVELL
DENNIS R. MURPHY
DAVID ROSENBERG
JOHN E. FISCHER

WILLIAM W. SUMNER
CHARITY KENYON
FRANCIS M. GOLDSBERRY II
MICHAEL S. McMANUS
CARY M. ADAMS
KAREN L. DIEPENBROCK
RAYMOND M. CADEI
JANE DICKSON McKEAG
BRIAN T. REGAN
FORREST A. PLANT, JR.
KEITH W. McBRIDE
JOHN R. WAGNER
DANIEL E. LUNGREN
JEFFERY OWENSBY
WHITNEY RIMEL

October 26, 1989

HAND DELIVERED

Subject: Franklin Business Center (P89-365)
Our File No. 14390

Mr. Dan Hendrycks
DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Sacramento
1231 I Street, Ste. 200
Sacramento, California 95814

CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 26 1989

RECEIVED

Dear Dan:

You have requested that we provide additional data in support of Capital Center Group I's application for a Special Permit for Franklin Business Center. I enclose the following materials:

1. A "Short Form Lease Schedule" for Bowling Green Business Park (the former name of Franklin Business Center) (September 1, 1989) showing the list of current tenants. This Schedule indicates that 35% of the Center is vacant.
2. A table entitled "Total Rentable Square Footage" (May 22, 1989) showing the rentable square footage for each of the eleven detached buildings at Franklin Business Center.
3. A table entitled "Vacancy by Building" (May 22, 1989) showing how much office space and light industrial space in each building was vacant as of May 22, 1989.

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DIEPENBROCK, WULFF, PLANT & HANNEGAN

Mr. Dan Hendrycks
October 26, 1989
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4. A table entitled "Estimated Allocation of Office and Light Industrial Uses" showing the amount of office space and light industrial space in each building, based on the rent roll for Franklin Business Center on June 16, 1988. (The rent roll is attached.)

If you need any additional information, or need further explanation of these materials, please do not hesitate to call me.

Very truly yours,

DIEPENBROCK, WULFF, PLANT
& HANNEGAN

By 

MICHAEL L. BLEDSOE

MLB/sw
Enclosure
cc: John V. Diepenbrock
Romik Kesian
Jonathan Sleghr
Thomas D. Murtha
84/mlb4

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(
EXHIBIT C-1

FRANKLIN BUSINESS PARK

MAY 22, 1989

TOTAL RENTABLE SQUARE FOOTAGE

<u>BUILDING NUMBER</u>	<u>RENTABLE SQUARE FOOTAGE</u>
100	8,400
200	16,500
300	9,500
400	10,800
500	24,000
600	21,600
700	16,000
800	14,400
1000	21,600
1100	40,560
1200	16,000
Total Project Square Footage	<u>199,360</u>

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EXHIBIT C-2

FRANKLIN BUSINESS PARK

MAY 22, 1989

VACANCY BY BUILDING

<u>BUILDING NUMBER</u>	<u>SUITE NUMBER</u>	<u>SQUARE FEET</u>	<u>W - WAREHOUSE</u> <u>O - OFFICE</u>
100	100	1,521	O
	195	720	O
500	540	16,800	O
600	560	3,200	W
	620	1,200	W
	645	1,890	W
	660	560	O
	661	1,240	O
700	727	1,600	(150 - O 1,450 - W)
	740	860	O
	750	2,360	O
	760	1,388	O
	770	1,792	W
800	840	600	W
	850	2,600	W
1000	1001	12,000	O
1100	1101	8,565	O
1200	1210	800	O
	1230	600	W
	1232	1,400	W
	1235	3,280	W
	1255	400	O
	1275	800	O
Total Vacant		<u>66,176</u>	vacant office: 48,164 sq.ft.
Common Area	C-100	842	vacant warehouse: 18,012 sq.ft.
	C-200	990	
	C-300	799	% vacant: 33%
Total Common Area		<u>2,631</u>	
Grand Total		<u>68,807</u>	

Note: All vacant suites have been considered to be triple net (NNN).

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EXHIBIT C-3

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FRANKLIN BUSINESS CENTER:

Estimated Allocation of
Office and Light Industrial
Uses

<u>BUILDING #</u>	<u>TOTAL SQ. FT.</u>	<u>OFFICE SPACE</u>	<u>COMMON AREA SPACE</u>	<u>LIGHT INDUSTRIAL SPACE</u>
100	8,400	7,558	842	
200	16,500	15,510	990	
300	9,500	8,701	799	
400	10,800	8,779		2,021
500	24,000	22,400		1,600
600	21,600	10,160		11,440
700	16,000	8,522		7,478
800	14,400	8,200		6,200
1000	21,600	15,960		5,640
1100	40,560	40,560		
1200	16,000	4,882		11,118
<hr/>				
TOTALS	199,360	151,232	2,631	45,497
% OF TOTALS		75.86%	1.32%	22.82%

Data as of June 16, 1988, based on attached rent roll.

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BOWLING GREEN BUSINESS PARK (BGBP)

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SHORT FORM LEASE SCHEDULE

RUN DATE: 09/12/89
AS OF 9-1-89

BOWLING GREEN BUSINESS PARK (BGBP)
7000 FRANKLIN BOULEVARD
SACRAMENTO CA 95823

OWNER: CAPITAL CENTER GROUP I
MANAGER: LANKFORD & COOK
PHONE NO.: 916 635 1550

NET LEASABLE: 199,360 SQ FT

SUITE TENANT	SQ FT	MONTHLY CHARGES	MONTHLY PER SQ FT	ANNUAL RENT	ANNUAL PER SQ FT	LEASE COMM. DATE	LEASE EXPIR. DATE	M	T	ESCALATIONS
110 SACRAMENTO CO. EDUCATION	4,019					07/01/89	06/30/90			TAX OP
190 CLAUSON CHIROPRACTIC	1,298					05/01/88	06/30/91			SUR OP
200 VISIONS UNLIMITED	6,735					02/01/89	01/31/94			TAX OP
210 MEXICAN AMERICAN RECOVERY HOME	2,500					11/01/86	10/31/89			TAX OP CAM
226 PENTACOSTAL HOLINESS CHURCH	830					11/23/88	11/30/89			CAM
228 HAWKINS INSURANCE	600					08/15/88	08/14/93			SUR TAX OP
230 LONERO REALTY	600					02/15/89	02/14/91			SUR TAX OP
240 AMERICAN NATIONAL INSURANCE	2,100					07/01/88	06/30/93			SUR TAX OP
242 GORDON FAIRCHILD	440					01/01/88	12/31/90			SUR
246 CA MOTEL TRAINING	880					04/01/88	03/31/91			SUR TAX OP
310 CENTURY 21 MCBETH REALTY	1,600					02/01/88	01/31/91			TAX OP CAM
330 CA STATE TRAFFIC SAFETY OFFICE	5,773					05/01/86	04/30/91			100 X CPI-LIM
340 HANSONS MOBILE HOME SALES	528					05/01/88	04/30/90			TAX OP CAM
390 GERALD & ELLEN JOHNSON (WOODEN)	800					12/01/85	07/31/90			TAX OP CAM 100 X CPI-LIM
410 MORRIS JENNINGS	1,200					01/12/89	03/11/90			TAX OP
420 BILLY HELMS	1,200					10/01/86	09/30/87	M		TAX OP CAM
430 PARKER'S JANITORIAL	1,200					01/01/88	01/31/88	M		TAX OP
485 ALLDATA CORPORATION	7,200					07/15/88	07/14/89	M		TAX OP CAM
575 US DEPT. OF JUSTICE	4,000					10/01/88	09/30/89			
605 MIRROR IMAGE	1,200					11/07/86	11/06/89			TAX OP CAM
610 BACH VIET ASSOCIATION	1,200					05/15/88	06/14/88	M		TAX OP CAM
618 CAMELLIA CITY SUN CONTROL	2,400					01/01/89	12/31/91			SUR TAX OP CAM

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10/1/89

EXHIBIT C-4

BOWLING GREEN BUSINESS PARK (BGBP)

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SHORT FORM LEASE SCHEDULE

RUN DATE: 09/12/89
AS OF 9-1-89BOWLING GREEN BUSINESS PARK (BGBP)
7000 FRANKLIN BOULEVARD
SACRAMENTO CA 95823OWNER: CAPITAL CENTER GROUP I
MANAGER: LANKFORD & COOK
PHONE NO.: 916 635 1550

NET LEASABLE: 199,360 SQ FT

SUITE TENANT	SQ FT	MONTHLY		ANNUAL		LEASE COMM. DATE	LEASE EXPIR. DATE	M	ESCALATIONS
		CHARGES	PER SQ FT	RENT	PER SQ FT				
625 INTEGRATED ELECTRONICS	3,600					06/01/86	05/31/89	M	TAX OP CAM 100 % CPI-LIM
635 RALPH DRAYTON	1,200					03/01/86	03/31/86	M	TAX OP CAM
640 CHRIST THE SOLID ROCK CHURCH	2,910					08/05/88	08/04/91		SUR TAX OP
650 KISHI	1,200					10/01/88	09/30/89		TAX OP
663 JOHN DENVER CONCERTS, INC.	1,200					04/01/88	03/31/90		TAX OP CAM
665 W & J ENTERPRISES	600					02/08/89	02/07/90		TAX OP
670 TERRON PLASTERING	1,200					11/01/86	10/31/89		TAX OP CAM
705 CA EMERGENCY SERVICES OFFICE	800					06/01/86	05/31/91		SUR
715 CERBERUS TECHNOLOGIES - PYROTRO	800					12/01/86	11/30/89		TAX OP CAM
720 FERNANDO ORTIZ	1,600					12/15/86	12/31/89		TAX OP CAM
725 * VACANT SUITE	1,600								
730 TERMINEX INTERNATIONAL	3,200					06/01/87	05/31/92		SUR TAX OP
820 EDUCATIONAL CLINICS, INC.	5,200					07/01/86	07/31/91		SUR TAX OP CAM
840 CA STATE TRANSPORTATION	600					06/01/89	06/30/91		SUR TAX OP
880 NEW WEST DIALYSIS CLINIC	6,000					04/01/85	03/31/90		TAX OP 100 % CPI-LIM
1070 SOUTHSIDE ART CENTER	7,920					12/01/86	11/30/91		SUR TAX OP CAM
1090 CHRIST TABERNACLE CHURCH	1,680					11/10/88	12/31/91		TAX
1100 CA EMPLOYMENT DEVELOPMENT DEPAR	31,995					04/01/88	09/30/90		
1205 GERALD & ELLEN JOHNSON	1,600					12/01/85	07/31/90		TAX OP CAM 100 % CPI-LIM
1220 LEUKEMIA SOCIETY OF AMERICA, IN	1,600					09/01/88	08/31/91		SUR TAX OP CAM
1225 VASSAR ELECTRIC	800					03/15/88	04/14/88	M	TAX OP
1234 CA GENERAL SERVICES	1,000					09/01/87	12/31/91		

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BOWLING GREEN BUSINESS PARK (BGBP)

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SHORT FORM LEASE SCHEDULE

RUN DATE: 09/12/89
AS OF 9-1-89

BOWLING GREEN BUSINESS PARK (BGBP)
7000 FRANKLIN BOULEVARD
SACRAMENTO CA 95823

OWNER: CAPITAL CENTER GROUP I
MANAGER: LANKFORD & COOK
PHONE NO.: 916 635 1550

NET LEASABLE: 199,360 SQ FT

SUITE TENANT	SQ FT	MONTHLY CHARGES	MONTHLY PER SQ FT	ANNUAL RENT	ANNUAL PER SQ FT	LEASE COMM. DATE	LEASE EXPIR. DATE	M ESCALATIONS
1236 DONALD WEBSTER	160					05/16/88	06/15/88	M
1240 RICHARD GAUTHIER	1,360					07/01/88	06/30/90	TAX OP CAM
1265 UYEYAMA DENTAL LAB	1,200					06/01/86	05/31/91	SUR TAX OP CAM
1275 ROY D. HALL	1,760					04/01/89	03/31/94	SUR TAX OP CAM
9999 * VACANT SUITE	68,272							
TOTALS	129,488							

47 LEASES ON FILE

AREA LEASED: 129,488 64.95 %
AREA VACANT: 69,872 35.05 %
NET LEASABLE AREA: 199,360 100.00 %

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