



CITY OF SACRAMENTO

27

CITY PLANNING DEPARTMENT

927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 445-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 6, 1982

APPROVED
BY THE CITY COUNCIL

*appeal denied;
Project approved.*

JAN 12 1982

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Appeal of the Planning Commission's approval of a rezoning, PUD schematic plan amendment, and special permit to develop a 13,000 square foot office building within the campus commons PUD (P-9616)

LOCATION: South side of University Avenue, at Guy West Pedestrian Bridge.

SUMMARY

This is a request for entitlements necessary to develop a 3,000 square foot single story office building on a .3 acre lot. The staff and Planning Commission recommended approval of the project; however, an adjacent property owner appealed the Commission's decision to the City Council.

BACKGROUND INFORMATION

The subject site contains 13,000 square feet which is limited in size as compared to most non-residential sites. The parcel was originally intended for an open space area that would be landscaped. It is located at the entrance to the pedestrian bridge that connects campus commons with Sacramento State University. The property was never developed and eventually went tax delinquent. The City was not in a position to purchase the property, and the property was auctioned off to the applicant. He is proposing to utilize the site for offices.

The staff and Commission have no objection to the proposed use. It is compatible with adjacent offices and residential units. Because of the size and physical characteristics, the site is not desirable for residential use.

The adjacent property owner appeared in opposition to the project. He felt that the site should be retained as partial open space and developed with a parking lot. He felt that offices would generate additional traffic to the area and be disruptive to the pedestrian traffic entering the bridge.

VOTE OF COMMISSION

On December 10, 1981, the Planning Commission by a vote of eight ayes, one absent recommended approval of the project.

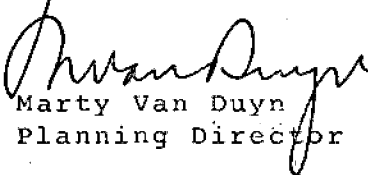
RECOMMENDATION

The staff and Planning Commission recommend that the appeal be denied and that the project be approved by:

1. Ratifying the negative declaration;
2. Adopting the attached rezoning ordinance;
3. Adopting the attached P.U.D. resolution;
4. Approving the findings of fact for the special permit which includes conditions.

If the Council concurs with the appellant, the proper action would be to grant the appeal subject to findings of fact due on January 26, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9616

January 12, 1982
District No. 3

ORDINANCE NO. 82-001

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 5, 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW SIDE OF UNIVERSITY AVE. & SE SIDE OF GUY WEST BR.

FROM THE A-PC, AGRICULTURAL-PARKWAY CORRIDOR ZONE
AND PLACING SAME IN THE OB(PC)(PUD), OFFICE BLDG. (PKWY. COR.)(PLND. UNIT.
ZONE (FILE NO. P- 9616) (APN: 295-040-06) DEVELOPMENT)

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) A-PC, Agricultural-Parkway Corridor established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB(PC)(PUD), Office Building (Parkway Corridor)(Plnd. Unit Develop.) zone(s). This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on December 10, 1981 /City Council January 5, 1982, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

.....

MAYOR

ATTEST:

.....

CITY CLERK

P-9616

RESOLUTION NO. 82-019

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 12, 1982

RESOLUTION AMENDING THE CAMPUS COMMONS PUD
SCHEMATIC PLAN FROM STUDENT PLAZA TO OFFICE
USE THE AREA DESCRIBED ON THE ATTACHED
EXHIBIT A-1 (APN: 295-040-06) (P-9616)

WHEREAS, the City Council conducted a public hearing on January 12, 1982, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office development;
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the Campus Commons PUD Schematic Plan as a 3,000 square foot office building as shown on Exhibit 'B'-1.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

P-9616

EXHIBIT A-1

LEGAL DESCRIPTION

APN: 295-040-06

The land is situated in the State of California, County of Sacramento, and is described as follows:

CITY OF SACRAMENTO

All that portion of that certain Amended Record of Survey entitled "Portion of Sec. 67, 64 and Sec. A of Rancho Del Paso", recorded in Book 21 of Surveys, Map No. 4, records of Sacramento County, California, more particularly described as follows:

Beginning at a point at the intersection of the Southeasterly line of the pedestrian bridge with the Southwesterly line of University Avenue; thence along the Southwesterly line of University Avenue to the most Northerly corner of the land described in the deed recorded in Book 72-10-15, page 727; thence South $56^{\circ}17'09''$ West 114.69 feet; thence North $33^{\circ}37'52''$ West 112 feet to the Southeasterly line of the pedestrian bridge; thence Northeasterly along the Southeasterly line of said bridge to the point of beginning.

OK
GBT
11-6-81

Appeal of DeVaughn D. Season & Anne C.)
Parker vs. City Planning Commission's)
approval of a special permit to allow)
development of a 3,000 square foot)
office building located on the south)
side of University Avenue at the Guy)
West Bridge (P-9616))
)

NOTICE OF DECISION

&

FINDINGS OF FACT

At its regular meeting of January 12, 1982, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at such hearing, the Council denied the appeal and approved the special permit to allow development of the 3,000 square foot office building subject to the following conditions and based on the following findings of fact:

CONDITIONS

1. The applicant shall redesign the driveway to include at least a 24-foot driveway throat with a maximum 30-foot driveway curb opening as shown in Exhibit D.
2. A sign program shall be submitted to staff for review and approval. Signage shall comply with the City Sign Ordinance.
3. The project shall conform to the American River Parkway Corridor regulations in Section 24 of the Zoning Ordinance.
4. Applicant shall submit a detailed landscape, irrigation and parking shading plans for review and approval by the Planning staff prior to focus on permitting sun access to the south and west wall glazing for the winter months. Also, undulating mounds shall be designed in the front setback area.
5. The applicant shall maintain the segment of landscaped median strip on University Avenue directly opposite his frontage. See Exhibit A.
6. The project shall be reviewed and approved by the Architectural Review Board for design compatibility with surrounding properties. The Board shall consider redesigning the structure to provide a sloped roof element with adequate overhangs for energy conservation and design compatibility with the structure to the west.
7. No certificate of occupancy shall be granted for the office building until the Planning Director has inspected the site for compliance with all conditions.

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

8. All planting areas adjacent to the parking lot shall be surrounded by a 6" x 6" concrete curbing as indicated in Exhibit B-1.
9. The trash enclosure shall consist of a plaster or brick wall that is compatible with the building materials of the proposed office.
10. No medical uses shall be allowed in the proposed office structure.

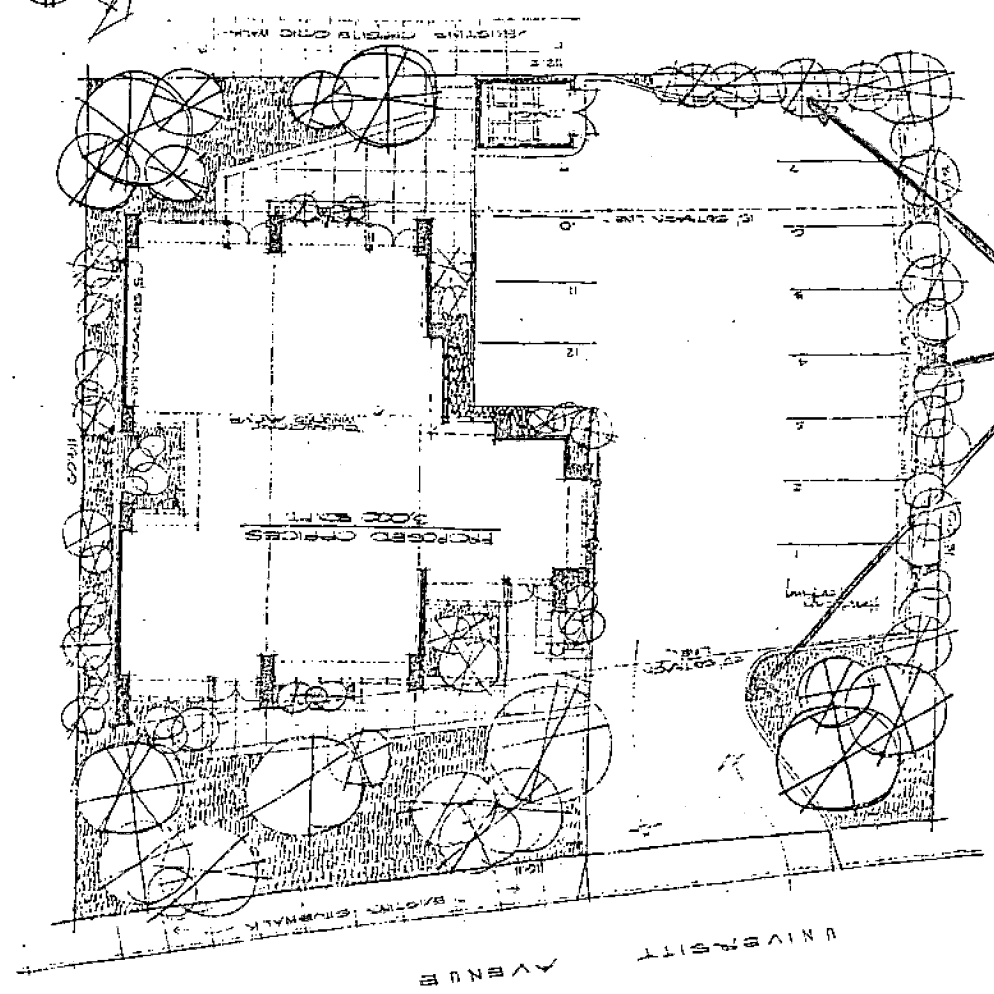
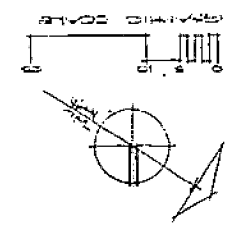
Findings of Fact

1. The proposal as conditioned is based on sound principles of land use in that the site is adjacent to an area of existing office and retail uses and adjacent to approved office buildings and, therefore, will not alter the character of the area.
2. The project as conditioned will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that adequate off-street parking will be provided and landscaping will be provided to shade and screen the parking area.
3. The project is compatible with the goal of the Land Use Element of the General Plan in that it allows for the "allocation of residential and commercial land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."

guy west office building

17 ZONED UNIT DEVELOPMENT
 PARKING RATIO = 1 parking space / 250 sq. ft.
 # 12 PARKING SPACES PROVIDED = 3,000 sq. ft.

angello
 vitello
 niya
 architects



site plan • floor plan

6" x 6"
 concrete curb

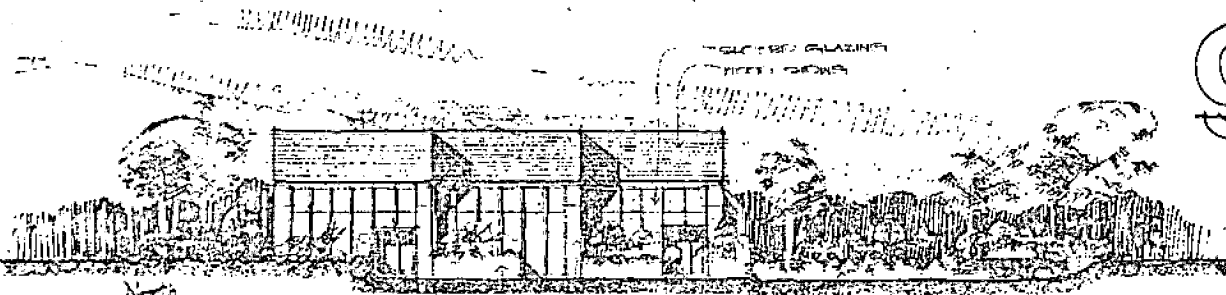
UNIVERSITY AVENUE

P-9616

12-10-81

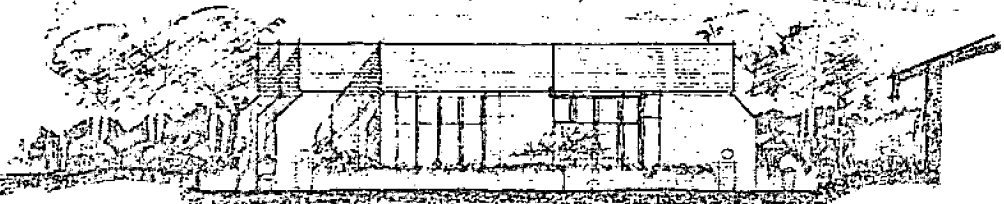
No. 19

guy west office building



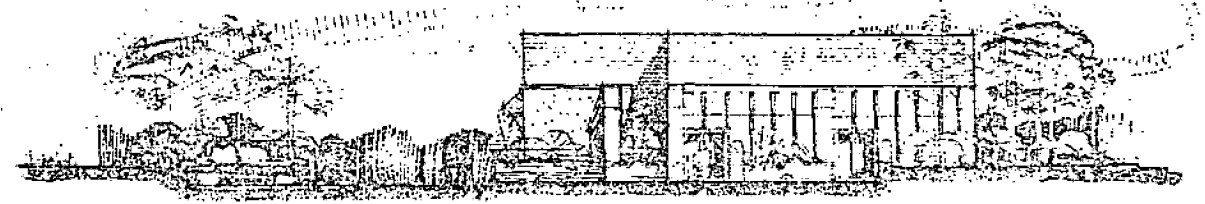
North

GLAZING
PLANTING



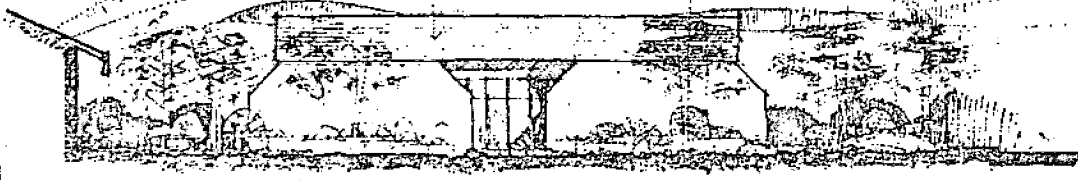
West

GLAZING
PLANTING



South

GLAZING
PLANTING



East

GLAZING
PLANTING

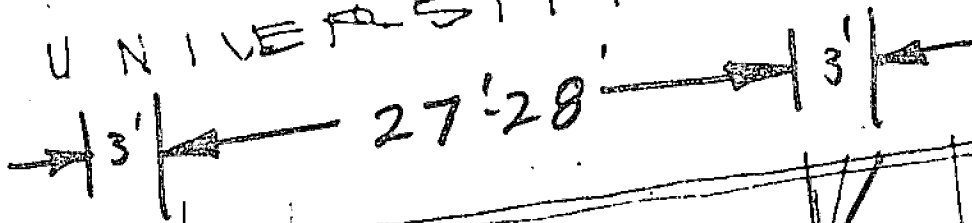
elevations

1/8" = 1'-0"

angelo
vitiello
hillya
architects

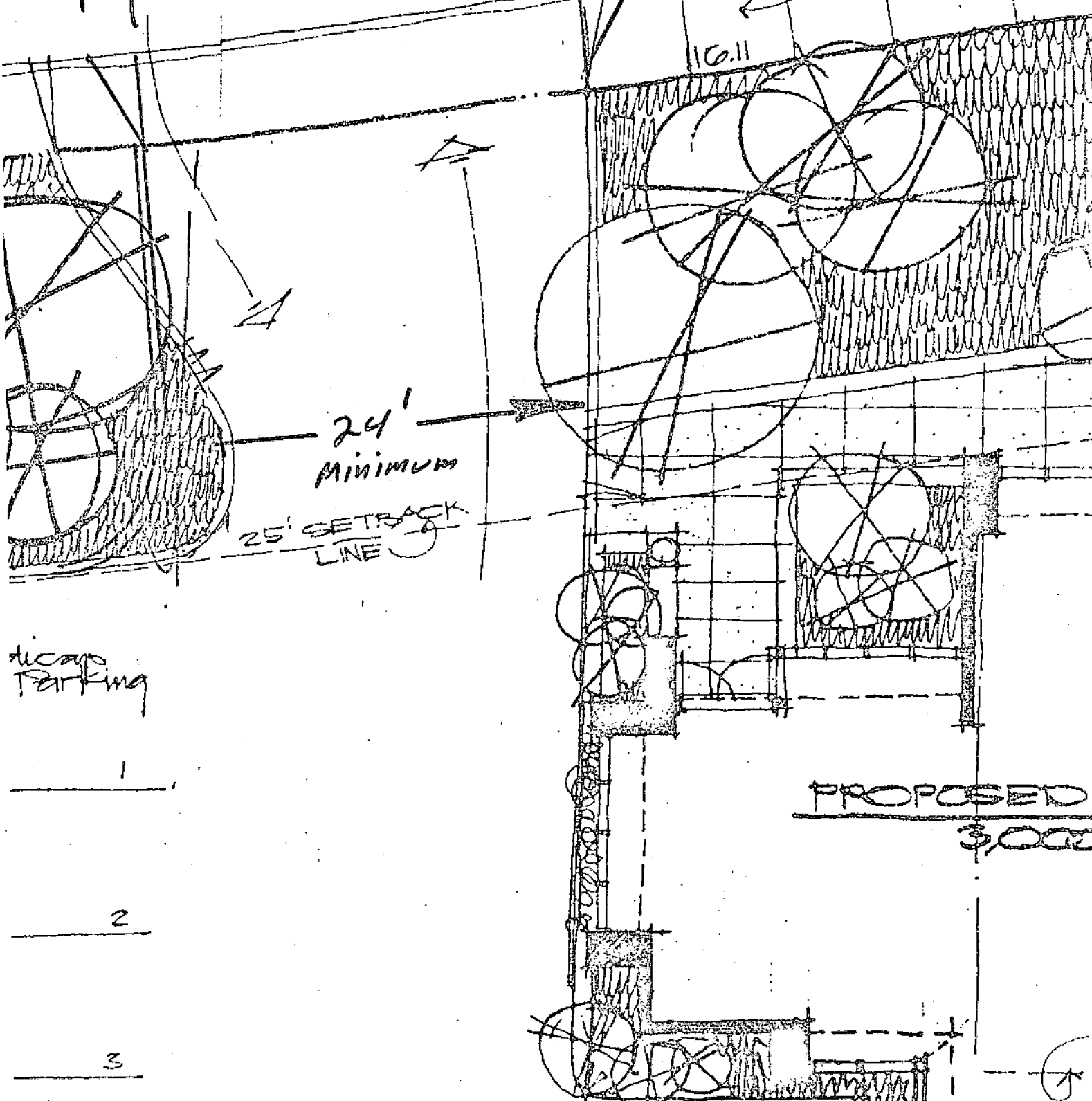
EXHIBIT C

UNIVERSITY



EXISTING

10.11



24'
MINIMUM

25' SETBACK
LINE

Chicago
Parking

PROPOSED
3,000

- 1
- 2
- 3
- 4

P-9616

12-10-81

11

12

#17

P-9615

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: December 15, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of December 10, 1981 when:

X Rezoning Application X Variance Application

X Special Permit Application _____

was: X Granted _____ Denied by the Commission.

GROUNDS FOR APPEAL:

(1) The proposal as conditioned is not based on sound principals of land use in that the site is adjacent to the entrance to a pedestrian foot bridge serving as a major point of ingress and egress to California State University, Sacramento, as is an identical site on the opposite site of the entrance to the bridge, and is therefore not compatible with the area.

(2) The project as conditioned will be detrimental to public health, safety, or welfare, and result in creation of a nuisance in that the construction of improvements on the site will have the effect of narrowing the passageway over the bridge and therefore during peak times aggravate the existing pedestrian traffic congestion.

(3) The project is not compatible with the goal of the Land Use Element of the General Plan in that it does not allow for the allocation of residential and commercial land uses in such a manner as to result in a desirable urban

environment which satisfies the needs of the total community. The site is one of two (2) small vacant parcels at the entrance to the bridge. Both sites are designated as "Student Plaza" on the Campus Commons PUD Schematic Plan. The original concept of the "Student Plaza" in the Schematic Plan was to provide an open space approach area to the pedestrian bridge so as to create an open sense as well as provide visibility for those using the bridge. The Planning Staff believes the original "Student Plaza" concept is no longer an applicable element of the Campus Commons Schematic Plan because the City of Sacramento determined not to purchase the property at a tax auction. The Staff's position lacks merit. The reasons and desirability for maintaining open space are just as viable today as they were when the PUD Schematic Plan was accepted by the City some time ago. Thus, there is heavy pedestrian traffic which, if anything, has increased since the time of the original plan, and although the nearby buildings are not student dormitories per se, they are apartments which are presumably used by students as well as non-students. Moreover, many of the retail businesses nearby the site attract the student populus as their customers.

(4) Many members of the Planning Staff have represented over a period of time, including RANDY LUMM, WILL WHITEMAN, and TOM MILLER, that they did not favor the project proposed for the site and would prefer to maintain open or at least partial open space for both sites. One way this could be accomplished is by approving a parking use for the area with landscaping and widened corners which lead to both sides

of the bridge. Finally, the Staff gave no consideration to the similar site on the north side of the bridge respecting its ultimate use so as to ensure compatibility with the use of the site in question.

PROPERTY LOCATION: Southwest portion of University Avenue and Guy West Pedestrian Bridge.

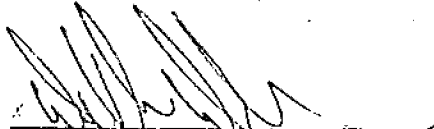
PROPERTY DESCRIPTION: The subject site is a one hundred twelve (112) foot by one hundred fourteen (114) foot vacant lot at the southwest corner of University Avenue and Guy West Pedestrian Bridge. The site is one of two (2) small vacant parcels at the entrance to the bridge.

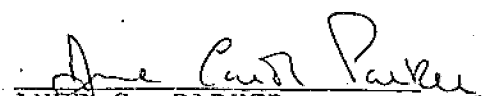
ASSESSOR'S PARCEL NO.: 295-040-06

PROPERTY OWNER: James Silva, 2236 23rd Avenue, Sacramento, California 95822

APPLICANT: James Silva, 2236 23rd Avenue, Sacramento, California 95822

APPELLANTS:


DE VAUGHN D. SEARSON


ANNE C. PARKER

ADDRESS: 955 University Avenue, Sacramento, California 95825

FILING FEE: \$60.00

RECEIPT NO.

673

FORWARDED TO CITY CLERK ON DATE OF: _____

P-

9/6/66

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 10, 1981
 ITEM NO. 190 FILE NO. P-9616
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Amend Campus Community
- PUA Schematic Plan

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: W. side of University Ave. + on N. side of
the West Bridge

PROPOSERS	
NAME	ADDRESS
<u>James Silva - 2236 23rd Avenue</u>	<u>Sacramento 95822</u>
<u>Jim Bunker - 938 University Avenue</u>	<u>Sacramento 95825</u>

OPPOSERS	
NAME	ADDRESS
<u>Carl Blaines - 601 University Ave.</u>	<u>Suite 204, Sacramento 95825</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>APY</u>	<input type="checkbox"/>
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>MT</u>	<input type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Larson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Muraki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 to office & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

STAFF REPORT AMENDED 12-10-81
CITY PLANNING COMMISSION

~~915 OLYMPIA STREET~~ - SACRAMENTO, CALIFORNIA 95814
927-10th Street

APPLICANT	James Silva, 2236-23rd Avenue, Sacramento, CA 95822				
OWNER	James Silva, 2236-23rd Avenue, Sacramento, CA 95822				
PLANS BY	Angello, Vitiello, Niiya, architects				
FILING DATE	11-6-81	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	11-30-81	EIR		ASSESSOR'S PCL. NO.	295-040-06

- APPLICATION:
1. Environmental Determination
 2. Rezone 14,000+ square feet from A(PC) Agricultural (Parkway Corridor) to C-1(PC) Limited Commercial (Parkway Corridor)
 3. Special Permit to develop 3,000 square foot office in Campus Commons PUD
 4. Schematic Plan Amendment of Campus Commons PUD from Student Plaza to office use
 5. Variance to waive 50% shading (Withdrawn)
- LOCATION: Southwest portion University Avenue and pedestrian bridge

PROPOSAL: The applicant is requesting the necessary entitlements to build an office building in the Campus Commons PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Major recreation or open space		
1968 West Arden Community Plan Designation:	Campus Commons PUD (student plaza)		
Existing Zoning of Site:	A(PC) Agricultural (parkway corridor)		
Existing Land Use of Site:	Vacant		
<u>Surrounding Land Use and Zoning:</u>			
North:	Vacant; A(PC)		
South:	Office; C-1(PC)		
East:	Residential/office; R-1-AR		
West:	Office; C-1(PC)		
Parking Required:	12 spaces	Parking Provided:	12 spaces
Parking Ratio:			1:250 sq. ft.
Property Dimensions:			112' x 114'
Property Area:			13,000 square feet
Square Footage of Building:			3,000
Significant Features of Site:			Adjacent to Guy West pedestrian bridge
Topography:			Flat
Street Improvements/Utilities:			Existing

STAFF EVALUATION: The staff has the following comments:

1. The subject site is a 112' x 114' vacant lot at the southwest corner of University Avenue and Guy West pedestrian bridge. The site is one of two small vacant parcels at the entrance to the bridge, which have been unavailable for development until the recent reversion to the County, due to tax delinquency and subsequent auction. The City of Sacramento determined not to purchase the property at that auction.

APPLC. NO. P-9616 MEETING DATE December 10, 1981 CPC ITEM NO. 19

Both sites are designated as "student plaza" on the Campus Commons PUD Schematic Plan.

2. The original concept of the "student plaza" in the Schematic Plan was to provide an open space approach area to the pedestrian bridge as well as link the student plaza with the West Bridge student dormitories and student cafeteria to the south and west.

The original developer owned and was to maintain these plaza areas. However, over the years, the student dormitories were converted to apartments and the student dining hall was converted to an office building. This converted office building is located adjacent and to the rear of the proposed office building. (See Exhibit A.) In addition, the "student plaza" sites were subsequently reverted to the County Assessor, due to tax delinquency and were auctioned off. The City of Sacramento determined at that time not to purchase the properties. Staff therefore believes the original "student plaza" concept is no longer an applicable element of the Campus Commons Schematic Plan.

3. The proposed landscaping adjacent to the pedestrian walkway should create an open sense as well as provide visibility for those using the bridge. Landscape plans should be reviewed and approved by Planning staff prior to building permit issuance.
4. Several agencies have reviewed the site plan. Traffic Engineering requested at least a 24-foot drive throat with a maximum 30-foot driveway curb opening as shown on Exhibit D.
5. The Nepenthe Homeowners Association has reviewed the office proposal and has no objections. However, they are concerned that adequate off-street parking be provided. A total of 12 spaces are provided on the site which complies with the 1:250 requirement.
6. The parking lot is subject to approval of a 50 percent parking lot shading plan prior to issuance of building permit. The site plan may need revision to accommodate adequate planters for shade trees.
7. Staff has reviewed the overall project and feels that for energy conservation, south and west elevations should have overhangs adequate to protect the glass from the summer sun, but allow sun access for winter months. South and west landscaping should consider sun access for winter too.
8. Staff does not object to the change of use designation or the development of the 3,000 square foot office building. However, staff has concerns that the design of the structure is not compatible or in harmony with the surrounding developments which consist of the new one-story office-condos to the north and the converted structures to the west. The staff therefore believes the elevations of the structure be reviewed by the Architectural Review Board. The redesign should provide a sloped shake roof with overhangs.

9. On August 14, 1980, the Commission approved the special permit and rezoning from C-1 to OB in order to convert the student dining hall to office use. This building contains 8,000 square feet and is located to the rear of the subject property (see Exhibit A). In order for the proposed rezoning to be consistent with the proposed land use and consistent with the surrounding zoning, staff recommends the subject property be rezoned to OB, Office Building.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to develop a 3,000 square foot office building subject to conditions and based on Findings of Fact which follow;
3. Approval of rezoning of 13,000+ square foot lot from Agriculture-(Parkway Corridor) "A" (PC) to Office Building (Parkway Corridor) OB(PC) (PUD);
4. Approval of Campus Commons PUD Schematic Plan amendment from open space to office.

Conditions

1. The applicant shall redesign the driveway to include at least a 24-foot driveway throat with a maximum 30-foot driveway curb opening as shown in Exhibit D.
2. A sign program shall be submitted to staff for review and approval. Signage shall comply with the City Sign Ordinance.
3. The project shall conform to the American River Parkway Corridor regulations in Section 24 of the Zoning Ordinance.
4. Applicant shall submit a detailed landscape, irrigation and parking shading plans for review and approval by the Planning staff prior to issuance of building permits. The landscape plan shall also focus on permitting sun access to the south and west wall glazing for the winter months. Also, undulating mounds shall be designed in the front setback area.
5. The applicant shall maintain the segment of landscaped median strip on University Avenue directly opposite his frontage. See Exhibit A.
6. The project shall be reviewed and approved by the Architectural Review Board for design compatibility with surrounding properties. The Board shall consider redesigning the structure to provide a sloped roof element with adequate overhangs for energy conservation and design compatibility. *(CPC added:... design compatibility with the structure to the west.)*
7. No certificate of occupancy shall be granted for the office building until the Planning Director has inspected the site for compliance with all conditions.

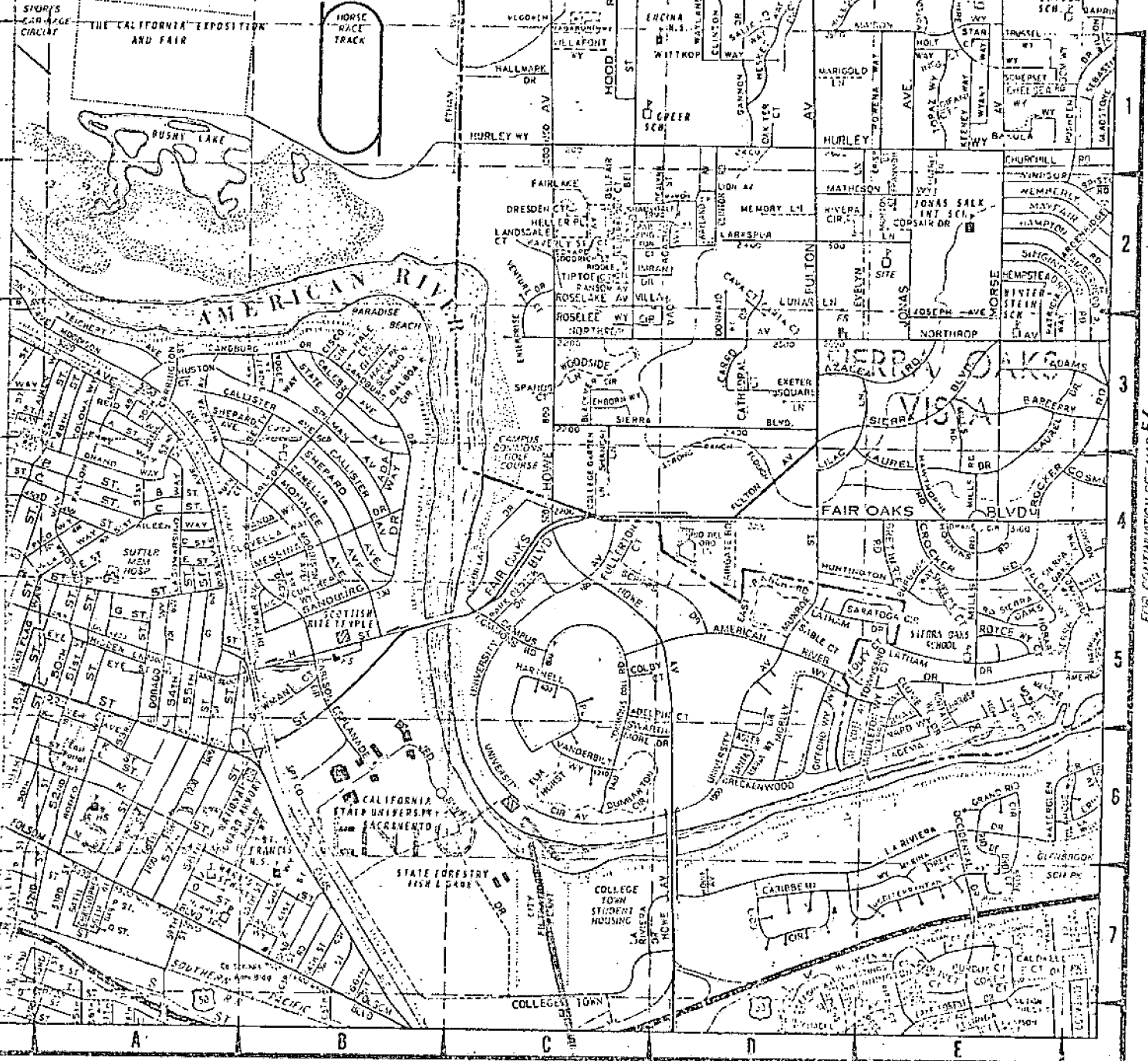
8. All planting areas adjacent to the parking lot shall be surrounded by a 6" x 6" concrete curbing as indicated in Exhibit B.
9. The trash enclosure shall consist of a plaster or brick wall that is compatible with the building materials of the proposed office.
10. No medical uses shall be allowed in the proposed office structure.

Findings of Fact

1. The proposal as conditioned is based on sound principles of land use in that the site is adjacent to an area of existing office and retail uses and adjacent to approved office buildings and therefore will not alter the character of the area.
2. The project as conditioned will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that adequate off-street parking will be provided and landscaping will be provided to shade and screen the parking area.
3. The project is compatible with the goal of the Land Use Element of the General Plan in that it allows for the "allocation of residential and commercial land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."

FOR CONTINUATION SEE MAP 37

5 A B C D E 55



FOR CONTINUATION SEE MAP 56

1,160,000' 2,163,000' 2,166,000' FOR CONTINUATION SEE MAP 57 2,169,000' 2,172,000' 2,175,000'

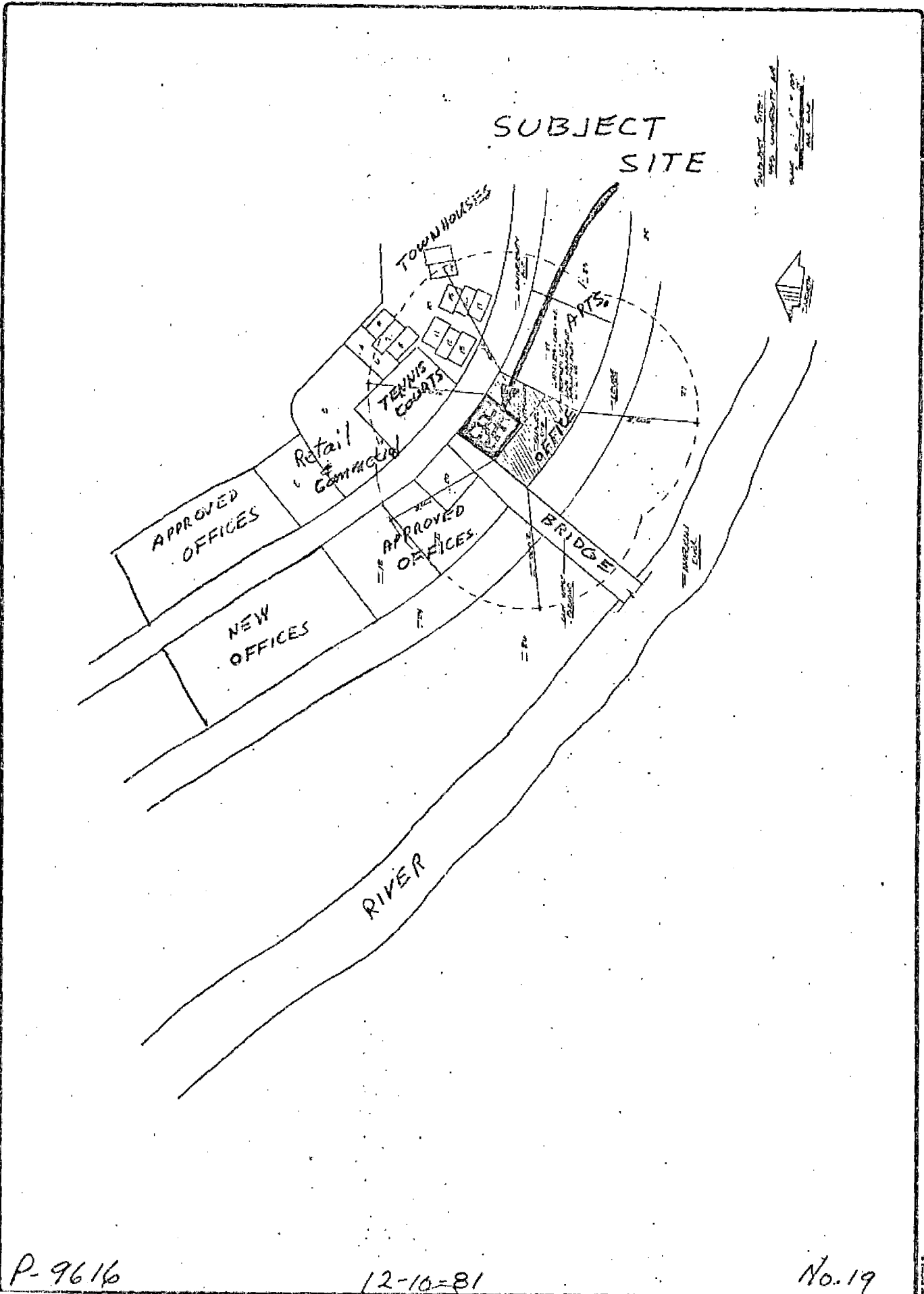
SUBJECT SITE

P-9616

Dec 10, 1951

20

No. 19



P-9616

12-10-81

No. 19



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 24, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 0.3+ acre from A-PC to OB(PC)(PUD)

LOCATION: Southwesterly side of University Avenue and on
southeasterly side of Guy West Bridge

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

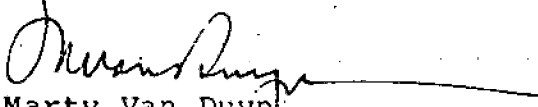
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to January 12, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lo
Attachment
P-9616

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-12-82

January 5, 1982
District No. 3

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 5, 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW SIDE OF UNIVERSITY AVE. & SE SIDE OF GUY WEST BR.

FROM THE A-PC, AGRICULTURAL-PARKWAY CORRIDOR ZONE
AND PLACING SAME IN THE OB(PC)(PUD), OFFICE BLDG. (PKWY. COR.)(PLND. UNIT.
ZONE (FILE NO. P- 9616) (APN:295-040-06) DEVELOPMENT)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the zone(s),
A-PC, Agricultural-Parkway Corridor
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB(PC)(PUD), Office Building (Parkway Corridor)(Plnd. Unit Develop.) zone(s). This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on December 10, 1981 /City Council January 5, 1982, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9616



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5428

LORRAINE MAGANA
CITY CLERK

January 13, 1982

James Silva
2236 - 23rd Avenue
Sacramento, CA 95822

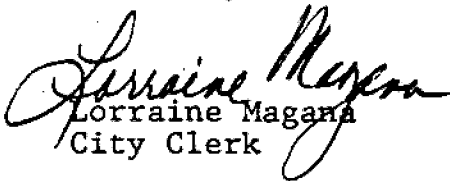
Dear Mr. Silva:

On January 12, 1982, the Sacramento City Council took the following actions for property located on the southwesterly side of University Avenue, and on the southeasterly side of Guy West Bridge (P-9616):

- A. Adopted a Resolution amending the Campus Commons PUD Schematic Plan from Open Space to Office;
- B. Adopted an Ordinance rezoning 0.3± acres from A-PC to OB(PC)(PUD); and,
- C. Adopted Findings of Fact approving a Special Permit to develop an office, subject to conditions.

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/27
Enclosures

cc: Planning Department

Appeal of DeVaughn D. Season & Anne C.)
 Parker vs. City Planning Commission's)
 approval of a special permit to allow)
 development of a 3,000 square foot)
 office building located on the south)
 side of University Avenue at the Guy)
 West Bridge (P-9616))

NOTICE OF DECISION
 &
 FINDINGS OF FACT
 JAN 12 1982

At its regular meeting of January 12, 1982, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at such hearing, the Council denied the appeal and approved the special permit to allow development of the 3,000 square foot office building subject to the following conditions and based on the following findings of fact:

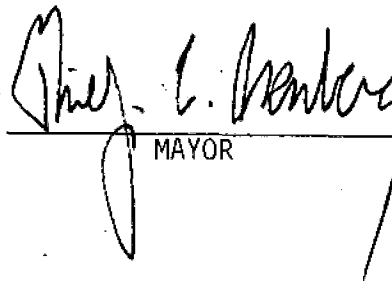
CONDITIONS

1. The applicant shall redesign the driveway to include at least a 24-foot driveway throat with a maximum 30-foot driveway curb opening as shown in Exhibit D.
2. A sign program shall be submitted to staff for review and approval. Signage shall comply with the City Sign Ordinance.
3. The project shall conform to the American River Parkway Corridor regulations in Section 24 of the Zoning Ordinance.
4. Applicant shall submit a detailed landscape, irrigation and parking shading plans for review and approval by the Planning staff prior to focus on permitting sun access to the south and west wall glazing for the winter months. Also, undulating mounds shall be designed in the front setback area.
5. The applicant shall maintain the segment of landscaped median strip on University Avenue directly opposite his frontage. See Exhibit A.
6. The project shall be reviewed and approved by the Architectural Review Board for design compatibility with surrounding properties. The Board shall consider redesigning the structure to provide a sloped roof element with adequate overhangs for energy conservation and design compatibility with the structure to the west.
7. No certificate of occupancy shall be granted for the office building until the Planning Director has inspected the site for compliance with all conditions.

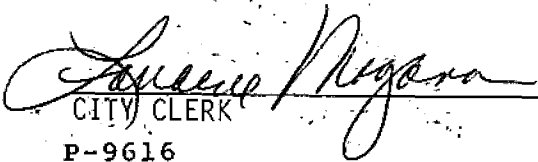
8. All planting areas adjacent to the parking lot shall be surrounded by a 6" x 6" concrete curbing as indicated in Exhibit B-1.
9. The trash enclosure shall consist of a plaster or brick wall that is compatible with the building materials of the proposed office.
10. No medical uses shall be allowed in the proposed office structure.

Findings of Fact

1. The proposal as conditioned is based on sound principles of land use in that the site is adjacent to an area of existing office and retail uses and adjacent to approved office buildings and, therefore, will not alter the character of the area.
2. The project as conditioned will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that adequate off-street parking will be provided and landscaping will be provided to shade and screen the parking area.
3. The project is compatible with the goal of the Land Use Element of the General Plan in that it allows for the "allocation of residential and commercial land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."


MAYOR

ATTEST:


CITY CLERK
P-9616

January 12, 1982

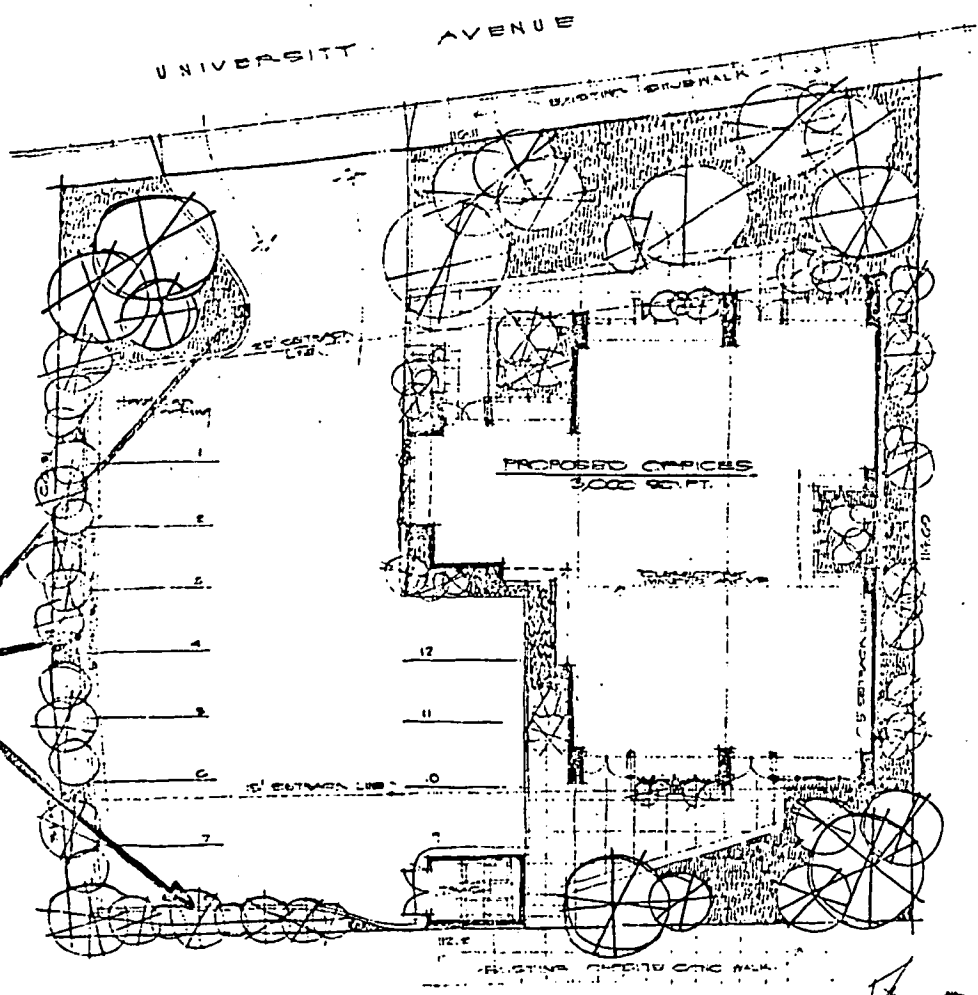
D. 9/1/11

13-11-81

JAN 12 1982

9

GRG
concrete curb

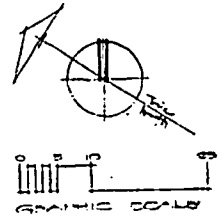


guy west office building

DATA:

- # PLANNED UNIT DEVELOPMENT
PARKING RATIO = 1 parking space / 250 sq. ft.
- # 12 PARKING SPACES PROVIDED = 3,000 sq. ft.

site plan • floor plan



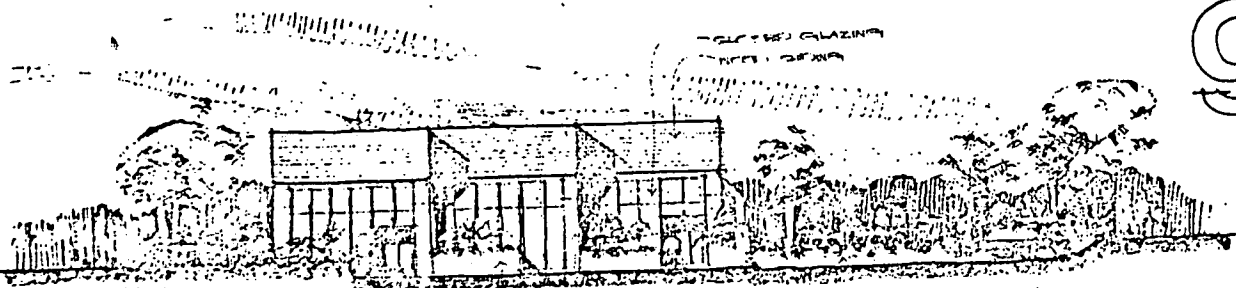
angello
vitiello
niyya
architects

EXHIBIT B-1

No. 19

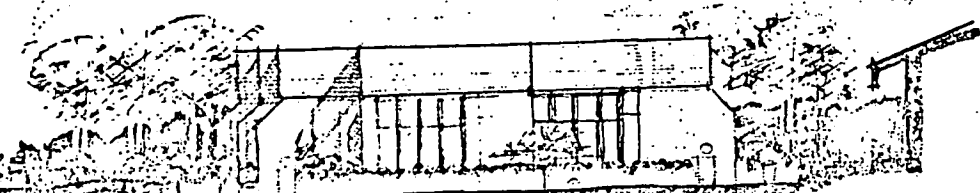
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guy west office building



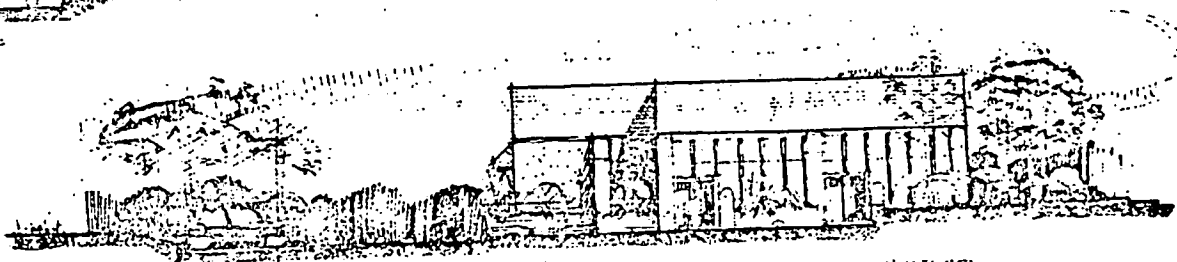
North

GLAZING
SYSTEM



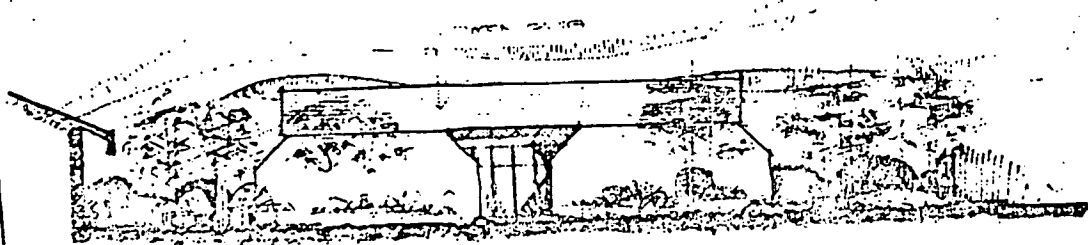
West

GLAZING
SYSTEM



South

GLAZING
SYSTEM



East

GLAZING
SYSTEM

elevations

angelo
vitiello
niyya
architects

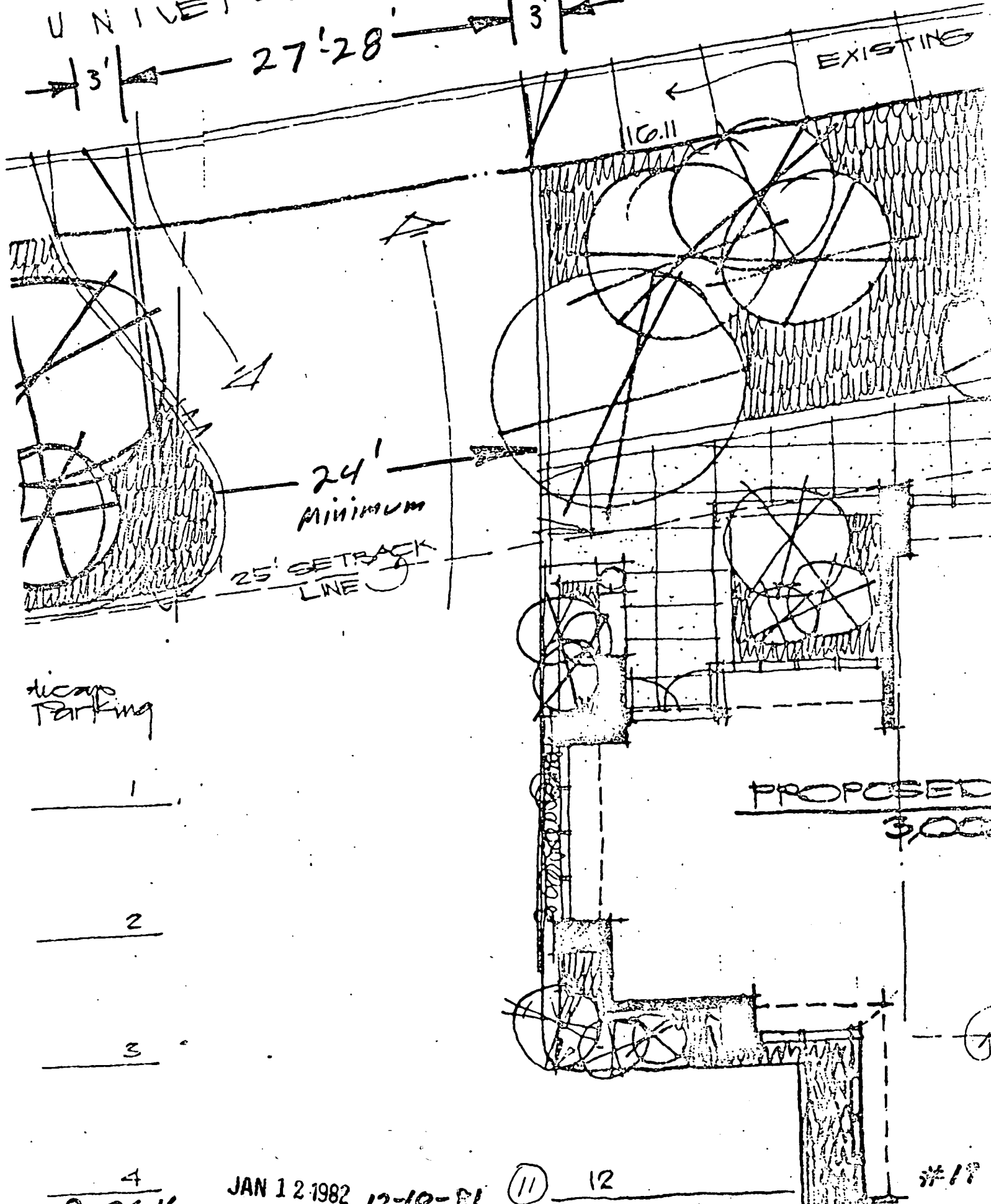
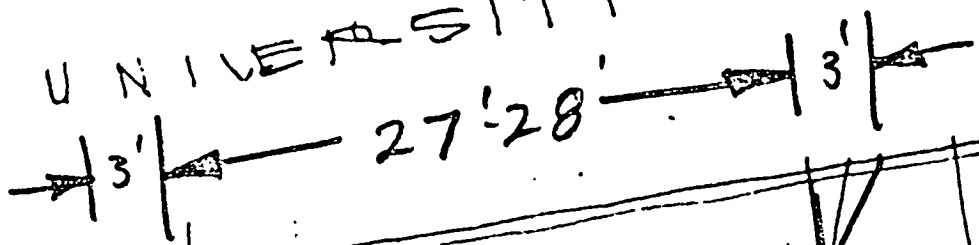
13-10-81

10

No. 19

JAN 12 1982

UNIVERSITY



discuss
parking

1

2

3

4

PROPOSED
3,000

JAN 12 1982 12-10-81

11 12

#17