

16



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

APPROVED
BY THE CITY COUNCIL

DEC 23 1985

OFFICE OF THE
CITY CLERK

December 19, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amend West Ranch Schematic Plan from Golf Course Designation to Office Building Designation
 2. Rezone 0.16+ acres from A(PC) to OB(PC)-R zone
 3. Tentative Map (P85-391)

LOCATION: West side of Cadillac Drive and future Feature Drive, 600+ feet west of Howe Avenue

SUMMARY

This application is for entitlements to construct a 3,984 square foot office building on a .16+ acre site in the West Ranch area of the Campus Commons PUD. The Planning Commission and staff recommend approval of the requested entitlements with conditions.

BACKGROUND INFORMATION

The subject site is a .16+ acre portion of a 3.93 acre lot located in the Agriculture-Parkway Corridor (A-PC) zone. The site is located within the Sacramento City limits while the remaining 3.77+ acres is located in the County of Sacramento. The subject site was originally a separate parcel; however, when a map was recently recorded on the northern portion it mistakenly included the subject site. A Tentative Parcel Map is requested to legally create the subject site.

The West Ranch Schematic Plan currently designates the site as a portion of the Campus Commons Golf Course. The site, however, is not presently used as part of the golf course and is under separate ownership. The applicant proposes to amend the Schematic Plan and Rezone the property to Office Building (OB) in order to construct a 3,984 square foot office building on the site. Staff finds that an office building use is compatible with existing land uses in the West Ranch area and the future office park complex proposed to the north of the subject site. Adequate building setbacks, landscaping and parking for the proposed use will be provided.

VOTE OF THE PLANNING COMMISSION

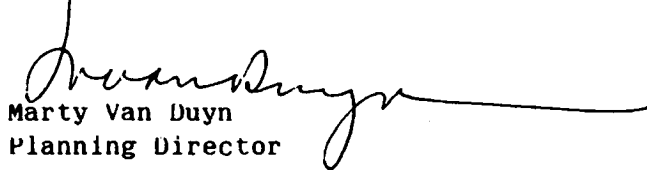
On November 14, 1985, the Planning Commission voted eight ayes, one absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution amending the West Ranch Schematic Plan;
- 3. Adopt the attached Ordinance rezoning the 0.16+ acre site from A(PC) to UB(PC)-R zone; and
- 4. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

JP:lao
 attachments
 P85-391

December 23, 1985
 District No. 3

SACRAMENTO CITY PLANNING COMMISSION

16

MEETING DATE November 14, 1985
 ITEM NO. 6B FILE P 85-391
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER Amend West Ranch Schematic Plan

Location: West side of Cadillac Drive, 600±' west of Howe Avenue

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Hunter	<i>absent</i>			
Ishmael	✓			
Ramirez	✓			✓
Simpson	✓			
Augusta	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

RESOLUTION No. 85-984

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE WEST RANCH SCHEMATIC PLAN FROM GOLF COURSE TO OFFICE BUILDING FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1 (P85-391) (APN: 295-020-10; 294-150-18)

WHEREAS, the City Council conducted a public hearing on December 23, 1985 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; and
- 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 West Ranch PUD Schematic Plan as 7,350 square feet (0.16± acre) of office use.

MAYOR

ATTEST:

CITY CLERK

P85-391

APPROVED
BY THE CITY COUNCIL

DEC 23 1985

OFFICE OF THE
CITY CLERK

EXHIBIT A-1

LEGAL DESCRIPTION

PORTION OF LOT 3 OF CAMPUS COMMONS WEST RANCH DESCRIBED AS BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT. THENCE FROM SAID POINT OF BEGINNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CADILLAC DRIVE CURVING TO THE LEFT ON THE ARC OF A 60 FOOT RADIUS, CHORD BEARING SOUTH 13 DEGREES 42'08" WEST 72.77 FEET, THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 30 FOOT RADIUS, CHORD BEARING SOUTH 18 DEGREES 33'22" WEST 5.08 FEET, THENCE NORTH 65 DEGREES 46'44" WEST 103.61 FEET, THENCE NORTH 24 DEGREES 13'16" EAST 70 FEET, THENCE SOUTH 65 DEGREES 46'44" EAST 135.94 FEET TO SAID POINT OF BEGINNING. EXCEPTING ANY PORTION IN FEATURE DRIVE AND IN CADILLAC DRIVE.

P84-391

ORDINANCE NO. 85-108

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE WEST SIDE OF CADILLAC DRIVE AND FUTURE FEATURE DRIVE, 600+ FEET WEST OF HOWE AVENUE FROM THE AGRICULTURAL (PARKWAY CORRIDOR), A(PC) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING (PARKWAY CORRIDOR)-REVIEW, OB(PC)-R ZONE(S) (FILE NO. P 85-391) (APN: 295-020-10)

APPROVED
BY THE CITY COUNCIL
DEC 23 1985
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) which is in the Agricultural (Parkway Corridor), A(PC) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building (Parkway Corridor)-Review, OB(PC)-R 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 rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this 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 November 14, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

P85-391

LEGAL DESCRIPTION

PORTION OF LOT 3 OF CAMPUS COMMONS WEST RANCH DESCRIBED AS BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT. THENCE FROM SAID POINT OF BEGINNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CADILLAC DRIVE CURVING TO THE LEFT ON THE ARC OF A 60 FOOT RADIUS, CHORD BEARING SOUTH 13 DEGREES 42'08" WEST 72.77 FEET, THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 30 FOOT RADIUS, CHORD BEARING SOUTH 18 DEGREES 33'22" WEST 5.08 FEET, THENCE NORTH 65 DEGREES 46'44" WEST 103.61 FEET, THENCE NORTH 24 DEGREES 13'16" EAST 70 FEET, THENCE SOUTH 65 DEGREES 46'44" EAST 135.94 FEET TO SAID POINT OF BEGINNING. EXCEPTING ANY PORTION IN FEATURE DRIVE AND IN CADILLAC DRIVE.

P84-391

RESOLUTION No. 85-985

Adopted by The Sacramento City Council on date of

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE WEST SIDE
OF CADILLAC DRIVE AND FUTURE FEATURE DRIVE, 600+ FEET
WEST OF HOWE AVENUE**

(P 85-391) (APN: 295-020-10; 294-150-18)

WHEREAS, the City Council, on December 23, 1985, held a public hearing on the request for approval of a tentative map for property located at the west side of Cadillac Drive and future Feature Drive, 600+ feet west of Howe Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- 1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.**
- 2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.**

**APPROVED
BY THE CITY COUNCIL**

DEC 23 1985

**OFFICE OF THE
CITY CLERK**

- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 West Arden Community Plan designate the subject site for commercial-office (Campus Commons PUD) use(s).
- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; and
 - b. Only Parcel 1 shall receive City water.

MAYOR

ATTEST:

CITY CLERK

P85-391

REPORT AMENDED BY STAFF 11-13-85
CITY PLANNING COMMISSION

16

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

APPLICANT	Forrar Williams Architects, 1418-20th Street, Sacto., CA 95814				
OWNER	Howe Cadillac, 1860 Howe Avenue, Sacramento, CA 95825				
PLANS BY	Forrar Williams Architects, 1418-20th Street, Sacramento CA 95814				
FILING DATE	9-10-85	ENVIR. DET.		REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	295-020-10; 294-150-18				

- APPLICATION:**
- A. Negative Declaration
 - B. West Ranch Schematic Plan Amendment from Golf Course designation to Office Building designation
 - C. Rezone 0.16± acres from A(PC) to OB(PC)
 - D. Tentative Map to subdivide 3.93± acres into two lots
 - E. Special Permit to construct a 3.984± square foot office building in West Ranch area of Campus Commons PUD
 - F. Variance to locate 7 of required 13 parking spaces off-site.
 - G. Variance to reduce required 25 foot front setback and portion of five foot side yard setback

LOCATION: West side of Cadillac Drive, 600± feet west of Howe Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3.984± square foot office building on a .17± acre site in the West Ranch area of the Campus Commons PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial-Offices
1968 West Arden Community
Plan Designation: Campus Commons PUD - West Ranch
West Ranch PUD Schematic Plan
Designation: Golf Course
Existing Zoning of Site: A(PC)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, future office (County); LC	Front:	25'	17.5±'
South: Golf course, senior apts.; A (PC) R-3-R (PC)	Side(Int):	5'	Portion of structure on side yard property line
East: Auto sales; C-2-R			
West: Golf course; A(PC)	Rear:	15'	15'

Parking Required: 13 spaces Required Parking Ratio in Campus Commons PUD:: 1 space per 300 sq. ft.

Parking Provided: 6 spaces on-site. 7 spaces off-site

Property Dimensions: 104±' x 70±'
Property Area: 7,350± sq. ft., .17± acres
Lot Coverage: 33%
Square Footage of Building: 3,984± sq. ft.
Height of Building: 28± ft., two stories
Exterior Building Materials: Brick, glass, cement plaster
Roof Material: Asphalt shingles
Exterior Building Colors: Brick, earth tones

APPLC. NO. P85-391 **MEETING DATE** November 14, 1985 **ITEM NO.** 6

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 9, 1985, the Subdivision Review Committee, by a vote of six ayes and three absent, voted to recommend approval of the proposed project subject to conditions which follow.

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

A. Land Use and Zoning

The subject site is a .17± acre portion of a 3.93± acre lot located in the Agriculture-Parkway Corridor (A(PC)) zone. The .17± acre site is located within the Sacramento City limits while the remaining 3.76± acres is located in the County of Sacramento. The subject site previously was a separate parcel; however when a map was recently recorded on the northern portion, it mistakenly included the subject site. The applicant, therefore, is requesting a tentative map to legally create the subject site. (Exhibit A)

Land uses surrounding the site include automobile sales to the east, a senior citizen apartment complex to the south, the Campus Commons Golf Course and parking lot to the west and vacant land (former site of the Capital Christian Center) to the north. In November of 1984 the County Board of Supervisors approved the necessary entitlements to develop an office park complex on the property to the north of the subject site (Exhibit B). The subject site is designated Commercial-Office on the 1974 General Plan while the 1968 West Arden Community plan designates the site as the West Ranch area of the Campus Commons PUD. The West Ranch Schematic Plan currently designates the site as a portion of the Campus Commons Golf Course.

The applicant is proposing to construct a 3,984± square foot, two-story office building (Exhibits D and E) on the subject site. The office building is proposed for use by a single tenant. The applicant is requesting a rezoning to Office Building (OB(PC)), a schematic plan amendment to office, and a special permit to construct the office in the PUD. Staff finds that an office building is an acceptable land use for the subject site and is compatible with existing land uses found in the Campus Commons PUD.

B. Site Plan Design

The subject site is constrained in that a power transmission line easement crosses a 1,100 sq.ft. portion of the rear of the property. These easements render approximately 400 square feet of the site as unbuildable and makes it difficult to design a building that utilizes the southern portion of the site. If these utility easements were not located across the site, a two-story 3,700± sq.ft. building that met parking and setback requirements could be located on the site.

The applicant originally proposed a 3,700 sq.ft. two-story office building with 12 parking spaces for the subject site (Exhibit C). The front building setback, however, was 10 feet for the first floor and eight feet for the second floor. Planning staff recommended that the applicant redesign the structure in order to accomodate an increased landscaped setback in keeping with the characteristics of the West Ranch Area. The applicant was able to increase the landscaping and

building setback to 17.5 feet by locating seven of the required parking spaces off-site. Staff finds that a hardship does occur on the site due to the location of the transmission lines across the lot and that the applicant has attempted to provide a front building and landscaped setback in keeping with the character of neighboring land uses. Staff, therefore recommends approval of the variance to reduce the required 25 foot building setback to 17.5 feet.

The applicant is also requesting a variance to build a 27 foot long section of the structure on the north property line and in the required five foot sideyard building setback. A staircase leading to the second floor would be located in this area. A six foot high wall, which hides the trash enclosure, would also extend from the building along the property line. The purpose of this setback is to provide a setback between adjacent buildings. The building at this point, however, is adjacent to a county pump station and the nearest building is proposed to be 65± feet away. Staff, therefore, has no objections to reducing the sideyard setback along a portion of the north property line for the proposed staircase.

C. Building Design

The applicant proposes to utilize brick, glass, cement plaster and asphalt shingle building materials for the two story structure. Proposed colors are earth tones. Staff recommends that the wall along the second story of the structure on the north and west elevations be eliminated if possible and the roof line carried through to the end of the structure. Staff also recommends that tile shingles be utilized on the roof. The applicant should also check with SMUD and the Western Area Power Administration regarding the design and location of the structure in relation to their easements. The proposed structure is compatible in design and materials with adjacent land uses and similar land uses in the PUD.

D. Parking and Circulation

As previously noted, the applicant redesigned the submitted site plan to accommodate an increased front building setback and as a result, located seven of the required parking spaces on an adjacent parcel. (Exhibits B and D) A variance to locate these required spaces off-site, therefore, is requested. Planning staff contacted the County Planning Department and found that the seven parking spaces on the adjacent lot are not required for any proposed development to the north of the subject site. The applicant has indicated that the adjacent property owners are willing to enter into a reciprocal parking/lease agreement to commit the seven parking spaces to the proposed office building for an indefinite amount of time. Besides requiring a recorded parking agreement, staff also recommends that these seven parking spaces are clearly designated on the site as parking spaces for the office building located on the adjacent parcel.

The submitted site plan has been reviewed by the City Traffic Engineering Division. Traffic Engineering indicated that City Code Section 38164 requires a minimum 24 foot wide driveway for the proposed two-way driveway along the south property line.

CONCLUSION: Staff finds that the proposed office building use is compatible with existing land uses in the West Ranch area and proposed land uses for the north of the subject site. Adequate building setbacks, landscaping and parking for the use will be provided. Staff, therefore, recommends approval of the requested entitlements, subject to conditions.

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.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the negative declaration;
- B. Approval of the West Ranch Schematic Plan amendment from golf course to office building;
- C. Recommend approval of the rezoning from A(PC) to OB(PC)-R;
- D. Recommend approval of the tentative map, subject to conditions;
- E. Approval of the special permit request, subject to conditions and based upon findings of fact which follow;
- F. Approval of the variance to locate 7 of the required 13 parking spaces off-site, subject to conditions and based upon findings of fact which follow;
- G. Approval of the variance to reduce the required 25 foot front setback and a portion of the five foot sideyard setback based upon findings of fact which follows;

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Only Parcel 1 shall receive City water.

Conditions - Special Permit and Variance

- 1. The applicant shall redesign the proposed office building as follows, subject to the review and approval of the Planning Director prior to issuance of building permits:
 - a. The proposed office building shall comply with all applicable utility setback requirements;
 - b. The wall along the second story of the north and west elevations shall be eliminated if possible and the roof line carried through to the end of the structure;

- c. *The roofing material shall be tile. The roofing material shall be concrete tile or similar material and shall be reviewed and approved by the Planning Director. (staff amended)*
- 2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Plans shall include a undulating berm in the 17.5 foot front setback.
- 3. The proposed driveway width shall meet the requirements of the City Traffic Engineer.
- 4. Prior to issuance of building permits the applicant shall enter into an agreement with the adjacent property owner indicating that the seven parking spaces located on the adjacent parcel as indicated on Exhibits B and D are required parking spaces for the proposed office building. This agreement is subject to the review and approval of the Planning Director and City Attorney and shall be recorded. This agreement shall be for a permanent duration and shall not be terminated without the consent of the City of Sacramento.
- 5. The seven required off-site parking spaces shall be clearly marked for employee parking of the proposed office building prior to approval of final inspection of the structure by the Building Division.
- 6. Prior to final inspection approval of the structure by the City Building Division, the Planning Director shall inspect the project to assure compliance will all conditions of the special permit.

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in the proposed office development is compatible with surrounding land uses.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that both off-street parking and landscaping have been provided.
- 3. The project is consistent with the 1974 General Plan, the 1968 West Arden Community Plan and the West Ranch Schematic Plan as amended, which designate the site for office uses.

Findings of Fact - Variances

- 1. The variances, as conditioned, do not constitute special privileges extended to one individual property owner in that:
 - a. the proposed off-site parking area is within reasonable walking distance of the subject site;
 - b. the front landscaped setback is in keeping with the character of the area;

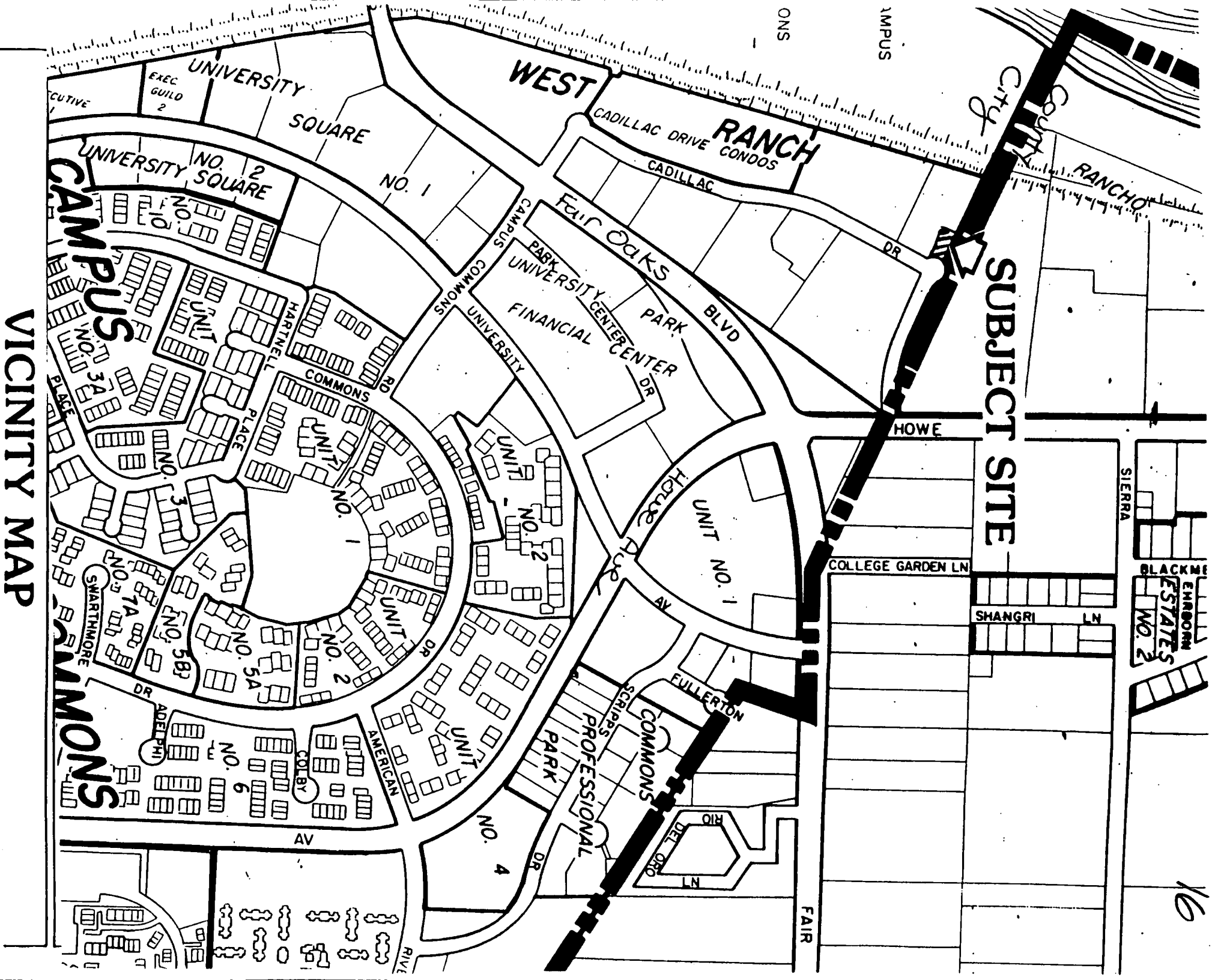
- c. variances would be granted to any other property owner facing similar circumstances.
- 2. The variances, as conditioned, will not injurious to the general public nor surrounding properties in that adequate off-street parking, building setbacks and landscaped areas are provided.
- 3. The variance requests do not constitute a use variance in that office buildings are allowed in the Office Building - PC zone.
- 4. The project is consistent with the 1974 General Plan, the 1968 West Arden Community Plan and West Ranch Schematic Plan as amended, which designate the site for office uses.

285-391

11-14-35 18

No. 6

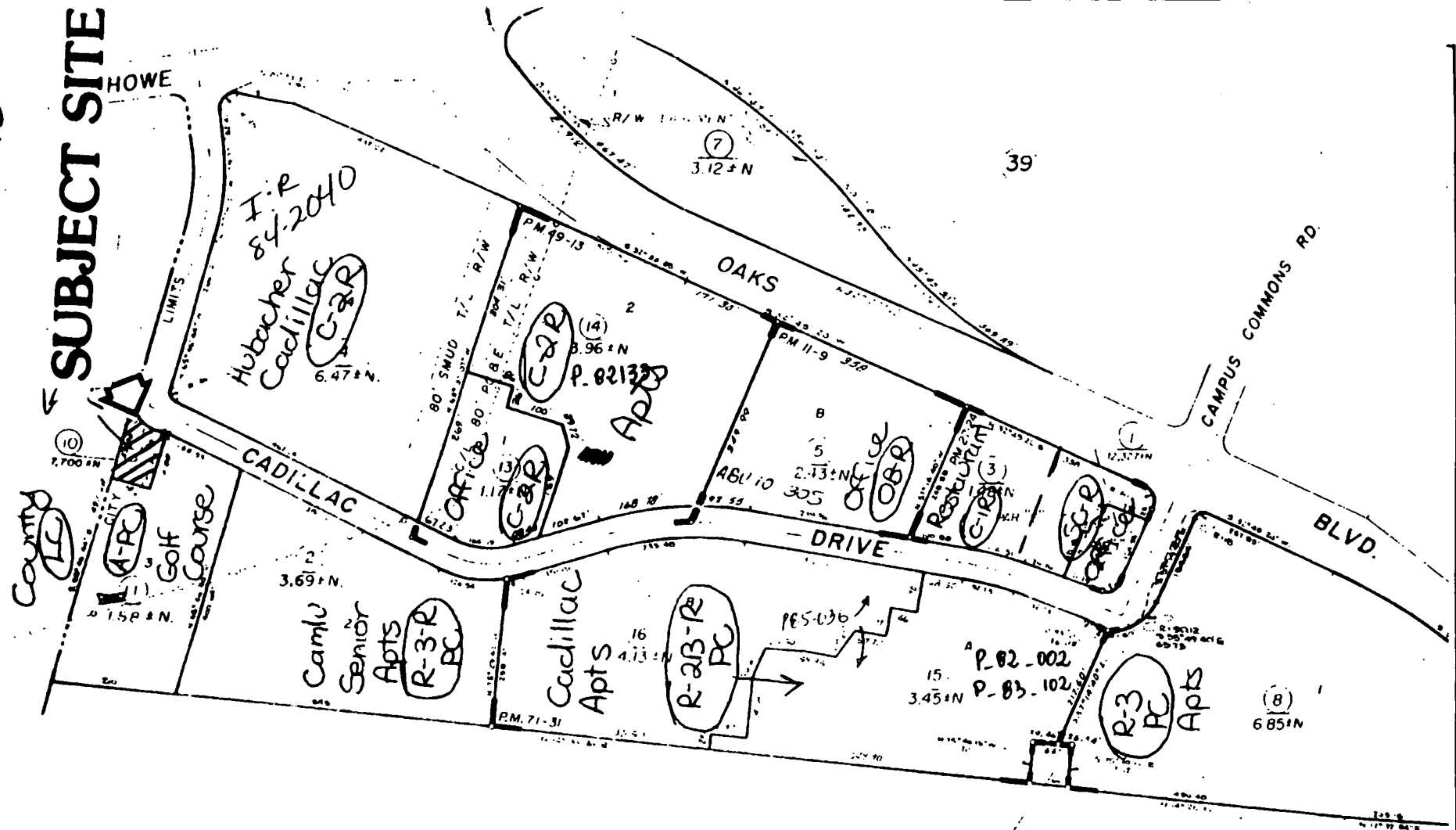
VICINITY MAP



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SUBJECT SITE



See other pages

LAND USE & ZONING MAP

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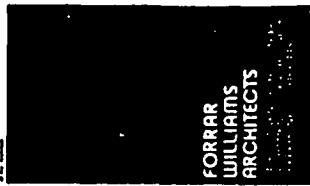
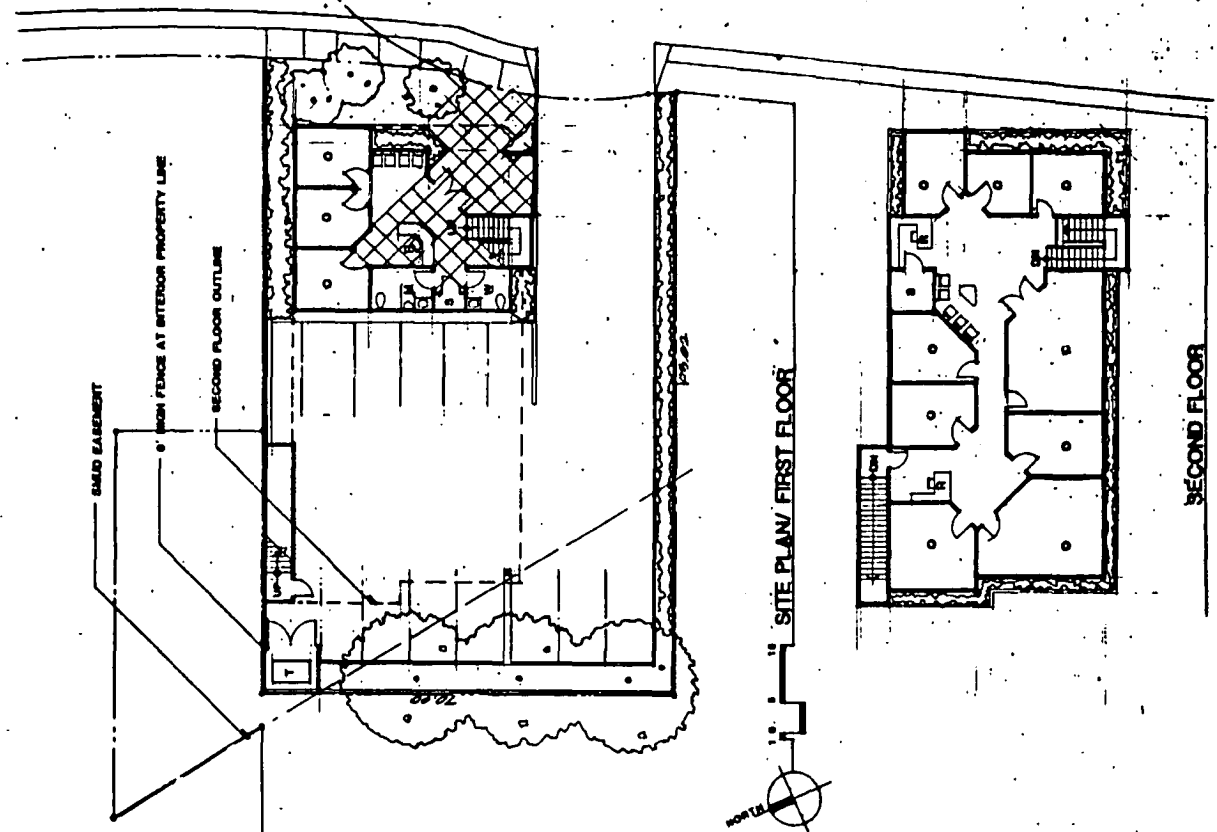


EXHIBIT C

SITE RESUME

BUILDING AREA (APPROX)
 FIRST FLOOR: 1000
 SECOND FLOOR: 1000
 TOTAL: 2000 SQ. FT.
 PARCELS WIDTH: 125 FT. (APPROX)
 PARCELS DEPTH: 125 FT. (APPROX)

CADILLAC DRIVE

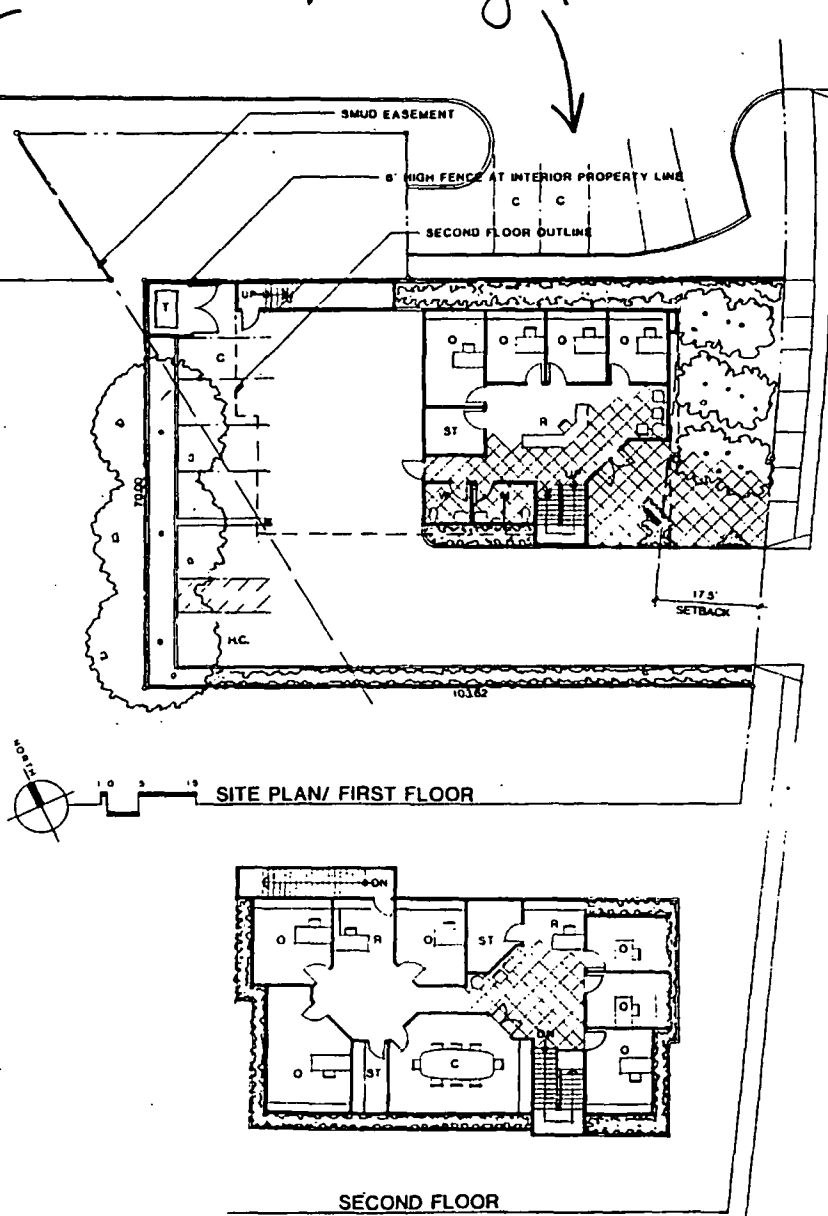


ORIGINAL SITE PLAN

7 off-site parking spaces

REVISED SITE PLAN

23



CADILLAC DRIVE

SITE RESUME

BUILDING AREA: (APPROX.)
 FIRST FLOOR: 1566
 SECOND FLOOR: 2419
 TOTAL: 3984 S.F.

PARKING REQ'D: 13 (1:300)
 PARKING PROVIDED: 6 ON SITE
 7 OFF SITE

EXHIBIT D

Consultants / Signatures

Issues Revisions

- ① 12/10/03
- ② 02/10/04
- ③
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Job No. WOP 05028
 Scale 1"=20'-0"
 Ref. North 
 Sheet Title
SCHEMATIC SITE PLAN/ FLOOR PLAN
 Sheet No.

16



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

216

Dec 12 10 03 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 9, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agricultural (Parkway Corridor), A(PC) to Office Building (Parkway Corridor) - Review, OB(PC)-R zone.

LOCATION: West side of Cadillac Drive and future Feature Drive, 600+ west of Howe Avenue.

SUMMARY

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

BACKGROUND INFORMATION

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 December 23, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR PUBLICATION & CONTINUED TO 12-23-85

MVD:lao
attachments
P85-391

December 17, 1985
District No. 3

/

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE WEST SIDE OF CADILLAC DRIVE AND FUTURE FEATURE DRIVE, 600+ FEET WEST OF HOWE AVENUE FROM THE AGRICULTURAL (PARKWAY CORRIDOR), A(PC) ZONE(S) AND PLACING THE SAME IN THE OFFICE BUILDING (PARKWAY CORRIDOR)-REVIEW, OB(PC)-R ZONE(S) (FILE NO. P85-391) (APN: 295-020-10)

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 Agricultural (Parkway Corridor), A(PC) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building (Parkway Corridor)-Review, OB(PC)-R 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 rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this 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 November 14, 1985, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

P85-391

LEGAL DESCRIPTION

PORTION OF LOT 3 OF CAMPUS COMMONS WEST RANCH DESCRIBED AS BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT. THENCE FROM SAID POINT OF BEGINNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CADILLAC DRIVE CURVING TO THE LEFT ON THE ARC OF A 60 FOOT RADIUS, CHORD BEARING SOUTH 13 DEGREES 42'08" WEST 72.77 FEET, THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 30 FOOT RADIUS, CHORD BEARING SOUTH 18 DEGREES 33'22" WEST 5.08 FEET, THENCE NORTH 65 DEGREES 46'44" WEST 103.61 FEET, THENCE NORTH 24 DEGREES 13'16" EAST 70 FEET, THENCE SOUTH 65 DEGREES 46'44" EAST 135.94 FEET TO SAID POINT OF BEGINNING. EXCEPTING ANY PORTION IN FEATURE DRIVE AND IN CADILLAC DRIVE.

P84-391

January 6, 1986

Howe Cadillac
1860 Howe Avenue
Sacramento, CA 95825

Dear Gentlemen:

On December 23, 1985, the Sacramento City Council took the following action(s) for property located at the west side of Cadillac Drive and future Feature Drive, 600± feet west of Howe Avenue:

Adopted Res. 85-984 amending West Ranch Schematic Plan from Golf Course Designation to Office Building Designation; adopted Ord. 85-108 to rezone 0.16± acres from A(PC) to OB(PC)-R zone; adopted Res. 85-985 adopting Findings of Fact approving Tentative Parcel Map to subdivide 3.93± acres into two lots in the OB(PC) and PC(LC-PC) zones. (P-85391)

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

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/16

Enclosure

cc: Planning Department

Ferrar Williams Architects
1418 20th Street
Sacramento, CA 95814