



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 17, 1980

APPROVED
BY THE CITY COUNCIL

SEP 23 1980

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Rezoning from C-1(PC) to OB-R(PC)

LOCATION: 955 University Avenue.

SUMMARY

This is a request to rezone a .83 acre site from C-1(PC) Limited Commercial Zone to an OB-R(PC) Office Building Review Zone. The purpose of the request is to allow the zoning of the site to be consistent with the land use. The staff and Planning Commission recommended approval of the request. The Planning Commission also approved a Special Permit to allow remodeling of the existing building.

BACKGROUND INFORMATION

The subject site is presently developed with a one-story structure that was utilized as a dining hall for an adjacent dormitory complex located to the southeast. The dormitory use was abandoned, and the applicant is proposing to remodel the structure in order to utilize it for offices.

The only concern that the Planning Commission and staff have is regarding the landscaping of the site. The Planning Commission approved the Special Permit subject to conditions which require additional landscaping and maintenance of existing landscaping. The applicant has no objection to the conditions.

There was no objection to the rezoning request because it conforms to the PUD Schematic Plan and is more appropriate for the office building use.

VOTE OF COMMISSION

On August 14, 1980, the Planning Commission, by a vote of nine ayes, recommended approval of the request.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the rezoning request to OB-R(PC) and adopt the attached ordinance.

Respectfully submitted,


Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9092

September 23, 1980
District No. 3

4425

5. ORDINANCE NO. ; FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 955 UNIVERSITY AVENUE FROM THE C-1 (PC) LIMITED COMMERCIAL (PARKWAY CORRIDOR) ZONE AND PLACING SAME IN THE OB-R (PC) OFFICE BUILDING REVIEW (PARKWAY CORRIDOR) ZONE (FILE P-9092) (APN: 295-040-07,08)

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 C-1 (PC) Limited Commercial (Parkway Corridor) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB-R (PC) Office Building Review (Parkway Corridor) zone. 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 August 14, 1980 / City Council September 23, 1980, 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:

APPROVED BY THE CITY COUNCIL

SEP 25 1980

OFFICE OF THE CITY CLERK

MAYOR

ATTEST:

CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: August 14, 1980
 ITEM NO. 91 FILE NO. P- 9092
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

Favorable to OBR(PC)
 Unfavorable Petition Correspondence

LOCATION: 955 University Avenue

PROPOSERS	
NAME	ADDRESS

OPPOSERS	
NAME	ADDRESS

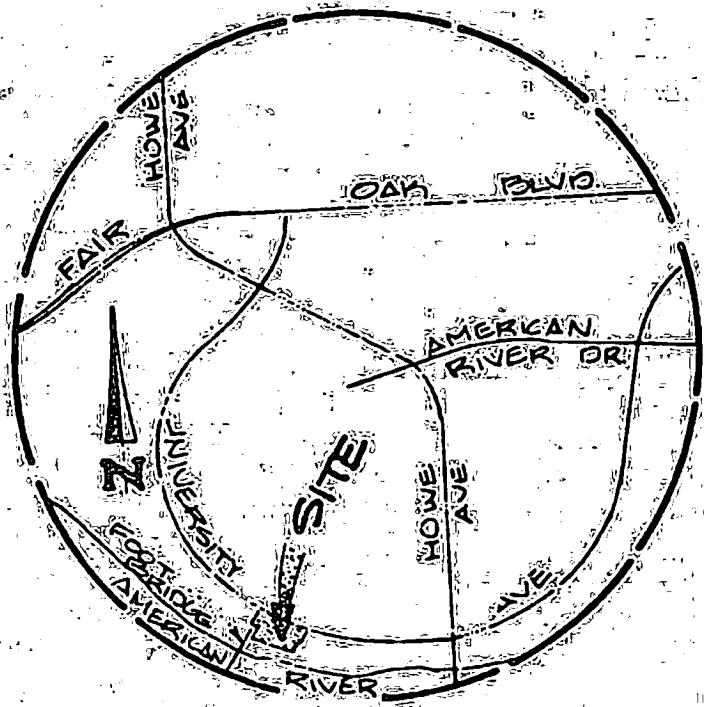
MOTION NO.

	YES	NO	MOTION	2ND
Augusta	/			
Flores	/			/
Goodin	/			
Hunter	/			
Larson	/			
Muraki	/			
Simpson	/			
Silva	/		/	
Fong	/			

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 OBR(PC) & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



N 5250

VICINITY MAP
NO SCALE

P-9092

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Parker, Searson & Co., 79 Scripps Drive, Suite 104, Sacto., CA				
OWNER	Patrick J. Burke Enterprises, Inc., 4420 St. Martin Ct., Sacto., CA				
PLANS BY	Mogavero & Unruh, 811 "J" Street, Sacramento, CA 95814				
FILED DATE	6-19-80	50 DAY/CPC ACTION DATE		REPORT BY	TM:bw
NEGATIVE DEC	7-14-80	EIR		ASSESSOR'S PCL NO	295-040-07,08

- APPLICATION:**
1. Negative Declaration
 2. Rezone 0.83+ acre from Limited Commercial (Parkway Corridor) C-1 (PC) to Office Building Review, OB-R, or more restrictive zoning
 3. Special Permit to remodel existing building for office use (P-9092)

LOCATION: 955 University Avenue

PROJECT BACKGROUND: On July 10, 1980 the Commission recommended approval of a schematic plan amendment and special permit to allow office use on the site subject to the following conditions:

1. Replace with landscaping the existing walkway that parallels the new southerly property line of the office site;
2. Applicant to submit detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permits. The landscape design shall focus on screening the parking areas from the public view;
3. The project shall comply with Parkway Corridor regulation in Section 24 of the Zoning Ordinance (color/glare, exterior lighting, signs, fencing, landscaping, etc.);
4. A sign program shall be submitted for review and approval by staff;
5. The median strip on University Avenue shall be maintained by the property owners of the parcels to be created by the lot line adjustment. Each owner shall be responsible for the segment of median directly opposite his frontage;
6. Landscaping along the median strip shall be rejuvenated within 30 days or revocation action will be taken.

PROJECT INFORMATION:

General Plan Designation:	Commercial/Office
Westbridge PUD Schematic Plan Designation:	Office
Existing Zoning of Site:	C-1 (PC)
Existing Land Use of Site:	Student dining hall (not in use)
Surrounding Land Use and Zoning:	
North:	Vacant and retail; OB-R(PC), A (PC), C-1
South:	Apartments; R-3 (PC)
East:	Multi-family; R-1A-R
West:	American River Parkway; ARP-F

PROJECT INFORMATION (contd)

Building Size:	8,000+ square feet
Building Height:	One story
Property Size (office):	0.8312 acre
Building Density:	0.22 FAR (floor area ratio)
Parking Required: 32	Parking Proposed: 48

The applicant is requesting a special permit to remodel the existing building for office use and a rezoning of the subject site to Office Building Review, OB-R.

The applicant proposes to convert and remodel the existing dining hall facility into offices. The outside portion of the building will also be remodeled to include a pitched shake roof as well as brick veneer walls.

STAFF EVALUATION: Staff has the following comments:

1. Due to the adjacent location of the Guy West Bridge approach, staff requests that all roof top equipment be screened.
2. Staff has no objection to the proposed rezoning because the OB-R zone is more appropriate for the proposed use.
3. To maintain consistency with the previously approved special permit (P-9071) for this site, staff has included those conditions which pertain to landscaping and signage.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. The request to rezone 0.83+ acre from Limited Commercial (Parkway Corridor) C-1 (PC) to Office Building Review (Parkway Corridor), OB-R (PC) be approved.
3. The special permit be granted subject to the following conditions and based on findings of fact which follow:

Conditions - Special Permit

- a. applicant shall replace with landscaping the existing walkway that parallels the new southerly property line of the office site;
- b. applicant to submit detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permits. The landscape design shall focus on screening the parking areas from the public view;
- c. the project shall comply with Parkway Corridor regulation in Section 24 of the Zoning Ordinance (color/glare, exterior lighting, signs, fencing, etc.);
- d. a sign program shall be submitted for review and approval by staff;

- 3-
- e. the median strip on University Avenue shall be maintained by the property owners of the parcels to be created by the lot line adjustment. Each owner shall be responsible for the segment of the median directly opposite his frontage;
 - f. landscaping along the median strip shall be rejuvenated within 30 days or revocation action shall be taken;
 - g. all roof top equipment shall be screened.

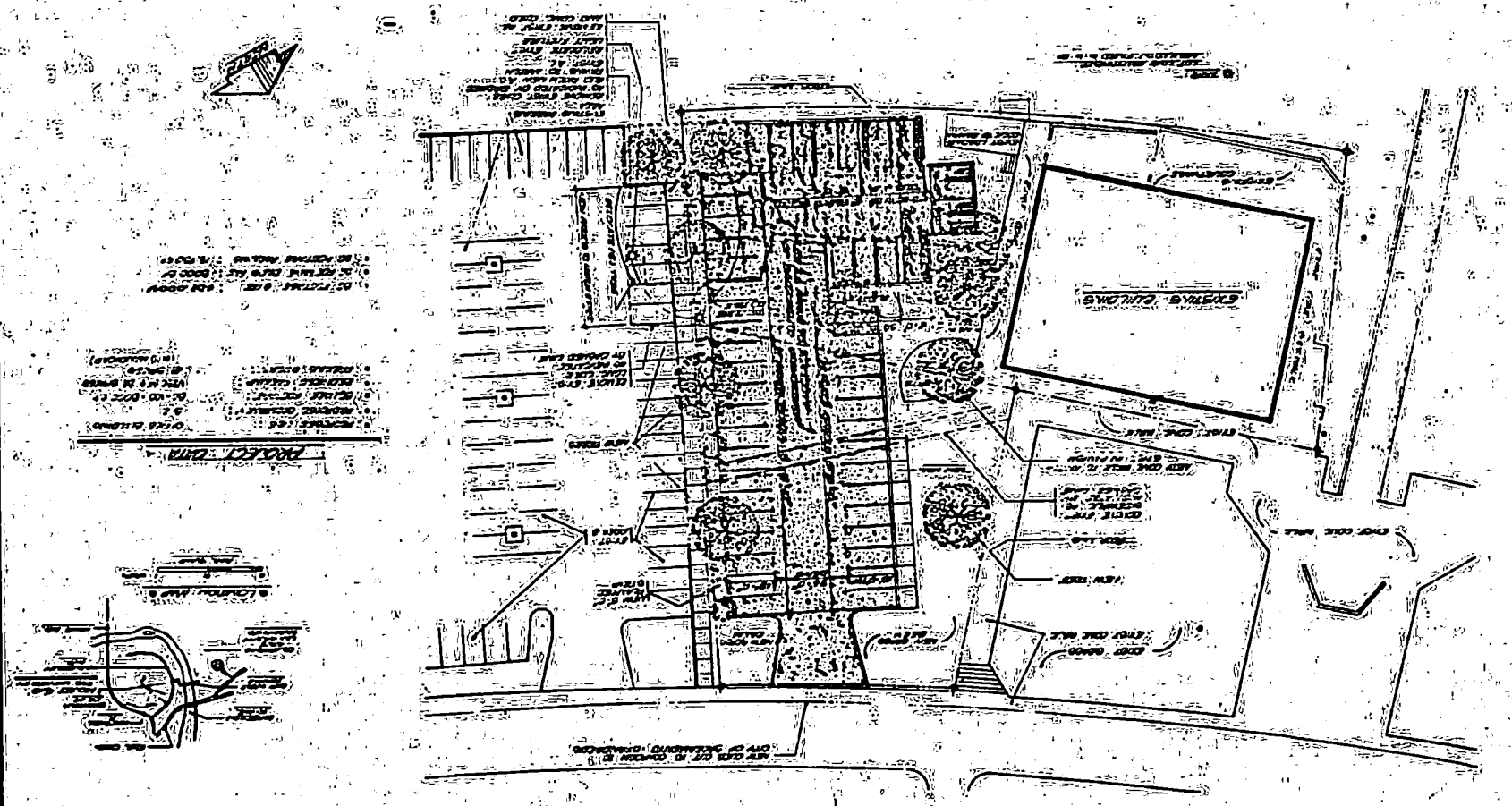
Findings of Fact

- a. The proposed remodeling is based on sound principles of land use in that the site is adjacent to an area of existing and approved office buildings;
- b. The project will not be detrimental to public health, safety, or welfare, or result in creation of a nuisance in that additional parking shall be provided at a ratio more than adequate to serve the needs of the proposed office use;
- c. The proposed use is in compliance with the objectives of the General Plan and the Westbridge PUD Schematic Plan which designates the site for office uses.

SHEET NO. 1

REVISIONS

GENERAL NOTES

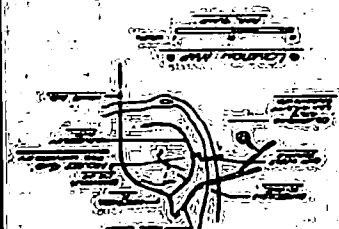


PROJECT DATA

OWNER: [illegible]

ARCHITECT: [illegible]

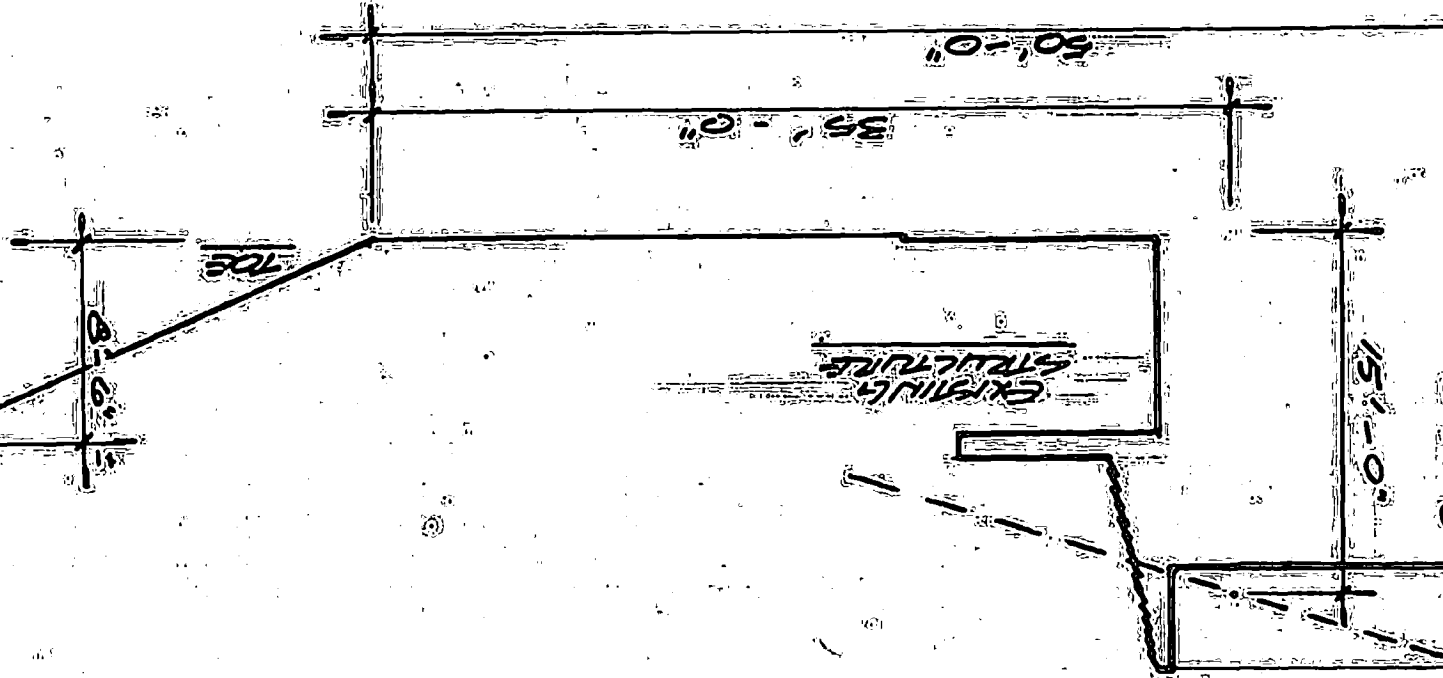
DATE: [illegible]



REVIEWED BY
DATE 11/15/02

SECTION

LEVEL



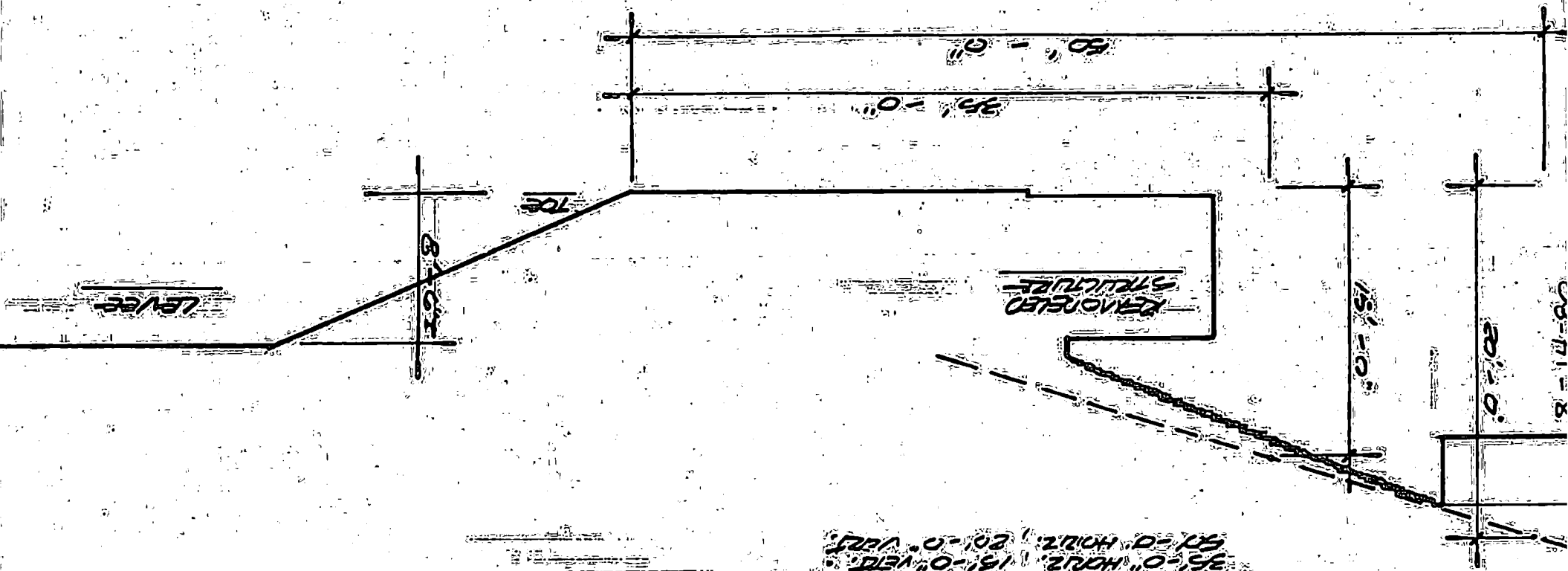
* PROJECTED ANGLE BASED UPON
21'-0" HORIZ. 13'-0" VERT. 50'-0"
HORIZ. 20'-0" VERT.

955 UNIVERSITY AVE
ANN ARBOR MI 48106

P-9092

REMOVED AND REINSTALLED

SECTION



* REMOVED LINE TAKEN FROM
35'-0" HORIZ. 15'-0" VERT.
20'-0" HORIZ. 20'-0" VERT.

955 UNIVERSITY AVE.
BERKELEY, CA.



CITY OF SACRAMENTO

2

CITY PLANNING DEPARTMENT

725 J STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR
August 26, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 955 UNIVERSITY AVENUE FROM THE C-1 (PC) LIMITED COMMERCIAL (PARKWAY CORRIDOR) ZONE AND PLACING SAME IN THE OB-R (PC) OFFICE BUILDING REVIEW (PARKWAY CORRIDOR) ZONE (FILE P-9092) (APN: 295-040-07, 08)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

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.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED PFP ✓
BY THE CITY COUNCIL

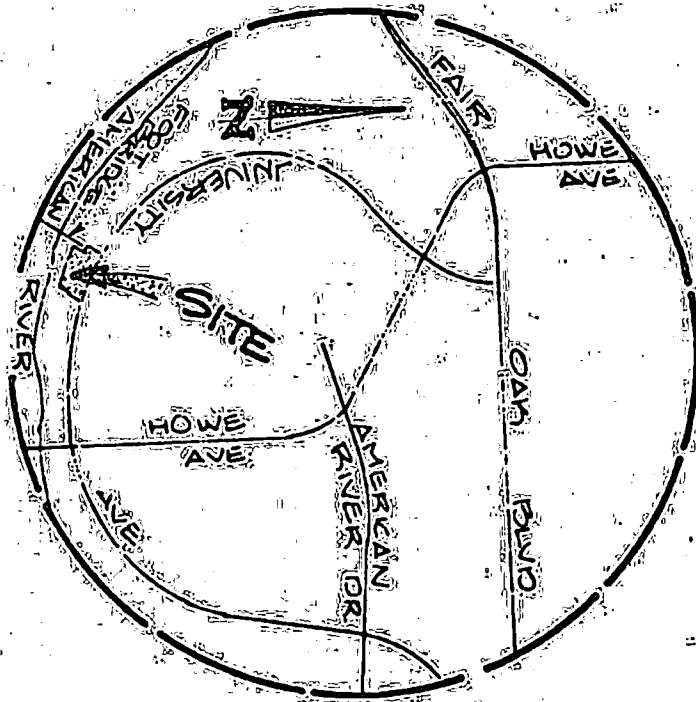
Cont 40
9-23-80

SEP 16 1980

OFFICE OF THE
CITY CLERK

bw
Attachment
P-9092

September 16, 1980
District No. 3



VICINITY MAP
NO SCALE

5250 +

5250 +
N

P-9092

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 955 UNIVERSITY AVENUE FROM THE C-1 (PC) LIMITED COMMERCIAL (PARKWAY CORRIDOR) ZONE AND PLACING SAME IN THE OB-R (PC) OFFICE BUILDING REVIEW (PARKWAY CORRIDOR) ZONE (FILE P- 9092) (APN: 295-040-07,08)

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- 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 August 14, 1980 //City Council, 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.

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SECTION 3.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK



CITY OF SACRAMENTO

CITY CLERK'S OFFICE
CITY OF SACRAMENTO

Aug 25 12:30 PM '80
J. D.

CITY PLANNING DEPARTMENT

725 J STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 25, 1980

SEE Below

cc: Van Duyn
Coast
Miller
Jill

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *JM*
SUBJECT: Request to Set Public Hearings

The following items were considered and recommended for approval by the Planning Commission at their regular meeting of August 14, 1980. Please schedule these matters for public hearings. All necessary support material is attached.

1. Rezone 0.7+ acre from C-1 (PC) to OB-R(PC) Loc: 955 University Avenue. (P-9092) (D3)
 2. Various requests for property located at northwest corner of Mack Road and La Mancha Drive. (P-9095) (D8)
 - a. Rezone 16+ acres from C-2 to R-3-R.
 - b. Subdivision Modification to waive service connections.
 - c. Tentative Map to divide 37+ acres into four parcels.

The Planning Commission recommended denial of:

 - d. Subdivision Modification to waive street improvements on Lot 3.
 3. Various requests for property located at 430 Jefferson Avenue. (P-9117) (D1)
 - a. Rezone from R-2A to R-1A.
 - b. Tentative Map to divide 0.2+ acre into 2 parcels.
 - c. Subdivision Modification to waive service connection.
 4. Tentative Map to divide 2+ acres into 40 airspace condominium parcels. Loc: 2405 Connie Drive. (P-9115) (D2)
- An appeal has been received for the following item:
5. Appeal of Planning Commission's denial of a variance to expand a boat dock on the Sacramento River in FW zone. Loc: 7454 Pocket Road. (P-9031) (D8)

JM

Attachments

7FP: 9-10-80
 HR9: 9-16-80
 P-9095 # 2
 P-9117 # 3
 P-9115 # 4
 FCA DATE: 9-23-80

HR9: 9-23-80
 P-9092 # 1
 P-9031 # 5

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: _____

Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from C-1(PC) to OB-R
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other: ED

Assessors Parcel No. 295 040 07,08 Address 955 University Ave.

Request(s) 1) Environmental Determination 2) Rezone 0.7+ ac. from C-1(PC) to OB-R zone
3) Special Permit to remodel existing building for office use

Owner(s) James & Penny Staveris - 1025 University Ave., Sacto 95825 Phone No. _____

Applicant Parker, Searson & Co. - 79 Scripps Dr., Ste. 104, Sacto 95825 Phone No. _____

X Signature [Signature] Filing Fee \$477 + 75 + 1253 + 20 = \$1825 Receipt No. 5301 DP E/H/80

C.P.C. Meeting Date July 24, 1980; cont'd. to 8-14

ACTION ON ENTITLEMENT TO USE:

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action):

Approved _____ Approved w/Conditions: SP Approved Based on Find. of Fact: Due _____

Rec. Approval of rezoning to _____ Rec. Approval w/Conditions: _____ Denied _____

Findings of Fact: Approved OB-R(PC) 8-14-80

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action)

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions: _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions: _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____ DATE _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 14, 1980

ITEM NO. 91 FILE NO. P-2092

M=

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

Favorable *to OB-R(PC)*

Unfavorable

Petition

Correspondence

LOCATION: 955 University Avenue

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO.

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>			
Flores	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Fong	<input checked="" 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 OB-R(PC)* & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



CITY OF SACRAMENTO

LORRAINE MAGANA
CITY CLERK

OFFICE OF THE CITY CLERK

615 STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-6428

September 24, 1980

Patrick J. Burke Enterprises, Inc.
4420 St. Martin Court
Sacramento, CA 95825

Gentlemen:

On September 23, 1980, the City Council approved the following for property located at 955 University Avenue (P-9092):

- A. Adopted Ordinance amending the Comprehensive Zoning Ordinance, Ordinance No. 2550, Fourth Series, to remove 0.83+ acre from Limited Commercial (Parkway Corridor) C-1 (PC) to Office Building Review, OB-R, or more restrictive zoning.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/25

Encl: Certified copy of ordinance

cc: Planning Department
Parker, Searson & Co.