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# CITY OF SACRAMENTO

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

**MARTY VAN DUYN**  
PLANNING DIRECTOR

October 27, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 1. Environmental Determination  
2. PUD Schematic Plan Amendment from Commercial to Office (P-9541)

**LOCATION:** Northeast corner of Folsom Boulevard and Bicentennial Circle

SUMMARY

This is a request for entitlements necessary to develop a two-story office building on a 2.8 acre vacant site. The staff and Planning Commission recommend approval of the project. The Commission also approved a special permit to allow the office building subject to conditions.

BACKGROUND INFORMATION

The subject site is a portion of the Seven Lakes PUD. The site is designated for a commercial type use and the applicant is proposing to develop an office use.

The staff and Planning Commission have no objection to the proposed office use. It would provide a more compatible land use adjacent to an existing mobile home park located to the east. Also, adequate landscaping buffer will be provided along the north and easterly property lines.

VOTE OF PLANNING COMMISSION

On October 8, 1981 the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the project.

Page 1

**APPROVED**  
BY THE CITY COUNCIL

NOV 10 1981

OFFICE OF THE  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

NOV 4 1981

OFFICE OF THE  
CITY CLERK

*Cont. to 11-10-81*

RECOMMENDATION

The Staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration, and
2. Adopting the attached PUD Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P=9541

November 4, 1981  
District No. 6

# RESOLUTION NO. 81-834

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

November 4, 1981

RESOLUTION AMENDING THE SEVEN LAKES RUD SCHEMATIC PLAN FROM COMMERCIAL TO OFFICES FOR 2.8 ACRES LOCATED AT THE NORTHEAST CORNER OF FOLSOM BOULEVARD AND BICENTENNIAL CIRCLE (APN: 079-021-06) (P-9541)

WHEREAS, the City Council conducted a public hearing on November 4, 1981 concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The proposal is consistent with the policies of the 1974 General Plan;
3. The site is large enough to accommodate the proposed 39,200 square foot office building.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the schematic plan shall designate the area as described on Exhibit "A" as office use (39,200 square feet).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED  
BY THE CITY COUNCIL

NOV 10 1981

OFFICE OF THE  
CITY CLERK

P-9541

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**(P-9541)**

**Area to be designated for office use:**

**Lot 6 as shown on the "Plat of Bicentennial Subdivision"  
recorded in Book 116 of Maps, Map No. 15, Records of  
County of Sacramento.**

10. The applicant/developer must submit a plan indicating compliance with the 50-percent parking lot shading ordinance, prior to building permit approval.

STAFF RECOMMENDATIONS: Staff recommends:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions and based on findings of fact which follow.
3. Approval of the PUD Schematic Plan Amendment from commercial to office use, subject to conditions and based on findings of fact which follow:

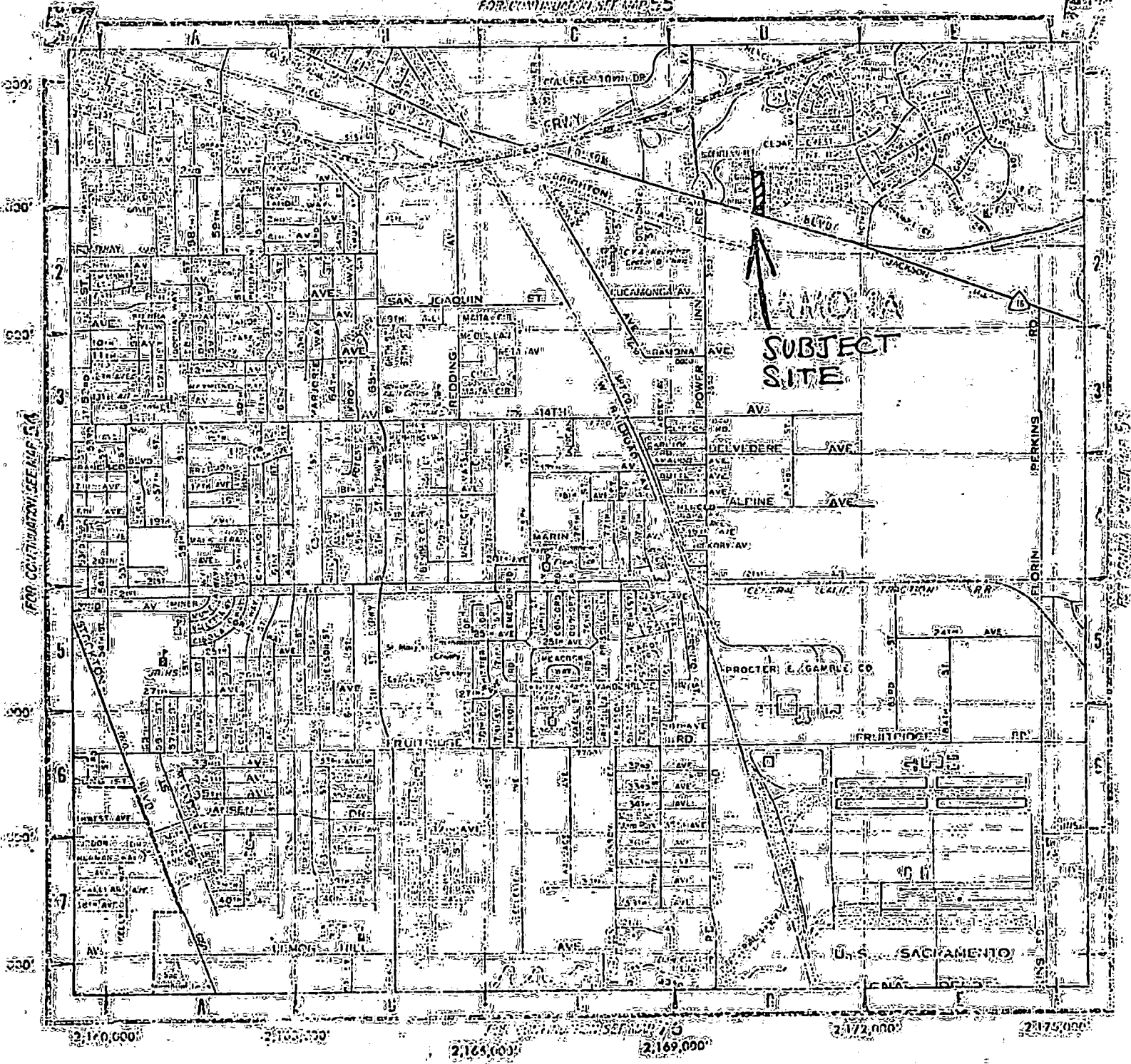
CONDITIONS:

1. The bus stop shall be relocated to the west side of Bicentennial Circle, out of the "right turn only" lane. This would be on the far side of any future traffic signal.
2. The applicant shall redesign the parking plan to provide for no more than 30-percent compact cars. These shall be clearly marked on the site plan as well on the spaces themselves. A detailed site plan indicating compact spaces as well as standard parking spaces shall be submitted to staff for review and approval.
3. Pole lights shall be directed downward and be shielded from adjacent residential use. Pole lights shall be indicated on the revised site plan. The type of lighting system shall be reviewed and approved by the Planning Director.
4. Applicant shall provide a six-foot high, solid masonry wall on the easterly and northerly property line. This wall shall be compatible in color and material to the front wall of the adjacent trailer park, which has a capped, medium tan, slumpstone wall. The wall design shall be reviewed and approved by the Planning Director.
5. Building concrete walls shall be painted light-to-medium tan to compliment the front wall of the adjacent mobile home park and the required six-foot high wall on the eastern property line.
6. The applicant shall submit a plan, indicating compliance with the 50-percent parking lot shading ordinance, prior to building permit approval.
7. A detailed landscape and irrigation plan shall be reviewed and approved by the Planning Director prior to building permit approval. The applicant shall provide a variety of ground cover and one to five-gallon shrubs and 5 gallon, 15-gallon and 24" box specimen trees throughout the project. The easterly side of the structure shall be heavily landscaped with trees to create a forest effect in order to provide a visual buffer to adjacent residential uses.
8. All signing shall comply with Seven Lakes PUD Guidelines.

**FINDINGS OF FACT: Special Permit and PUD Schematic Plan Amendment from Commercial to Office Use.**

- 1. The proposal is based on sound principles of land use in that:
  - a. Office uses are permitted in the C-2 "General Commercial" zone.
  - b. Adequate parking is provided for the proposed use.
  - c. The use would not significantly alter the characteristics of the neighborhood.
  
- 2. The proposal will not be detrimental to the public health, safety and welfare in that:
  - a. The project provides adequate amount of parking to avoid congestion problems on adjoining streets.
  - b. The project will not cause any nuisance conditions.
  
- 3. The project is consistent with the 1974 General Plan and 1967 College Green Community Plan in that:
  - a. The site is designated General Commercial which allows office uses.
  - b. The project is conditioned to require a variance application for a monument sign in the 50-foot setback or relocation of the sign outside of the setback.

FOR CONTINUED SEE MAP 5



FOR CONTINUED SEE MAP 5

LAND IN  
SUBJECT  
SITE

P- 9541

8 Oct 81

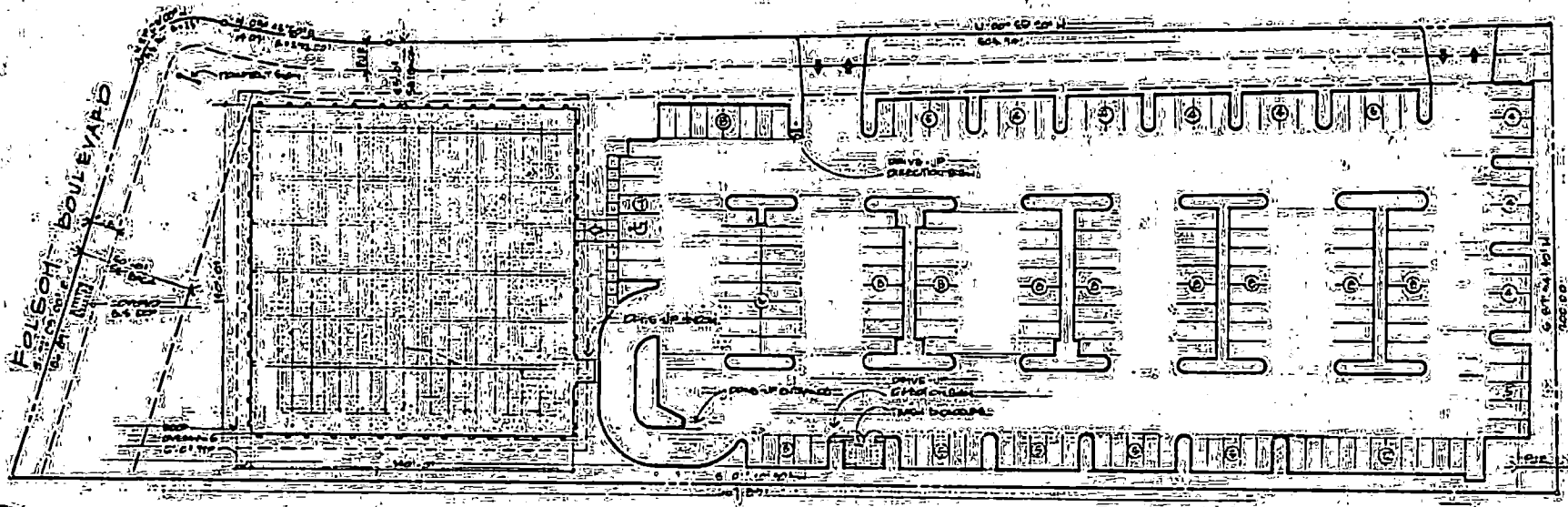
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P 9541

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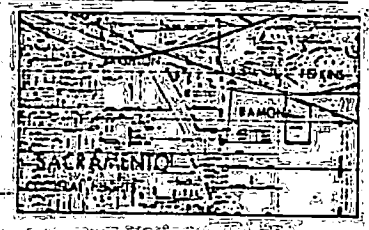
BICENTENNIAL CIRCLE



SITE PLAN

STATISTICS

AREA OF PAVEMENT 2810 SQ. FT.  
 AREA OF BUILDING 11,000 SQ. FT.  
 TOTAL AREA 13,810 SQ. FT.  
 TOTAL LOT AREA 13,810 SQ. FT.  
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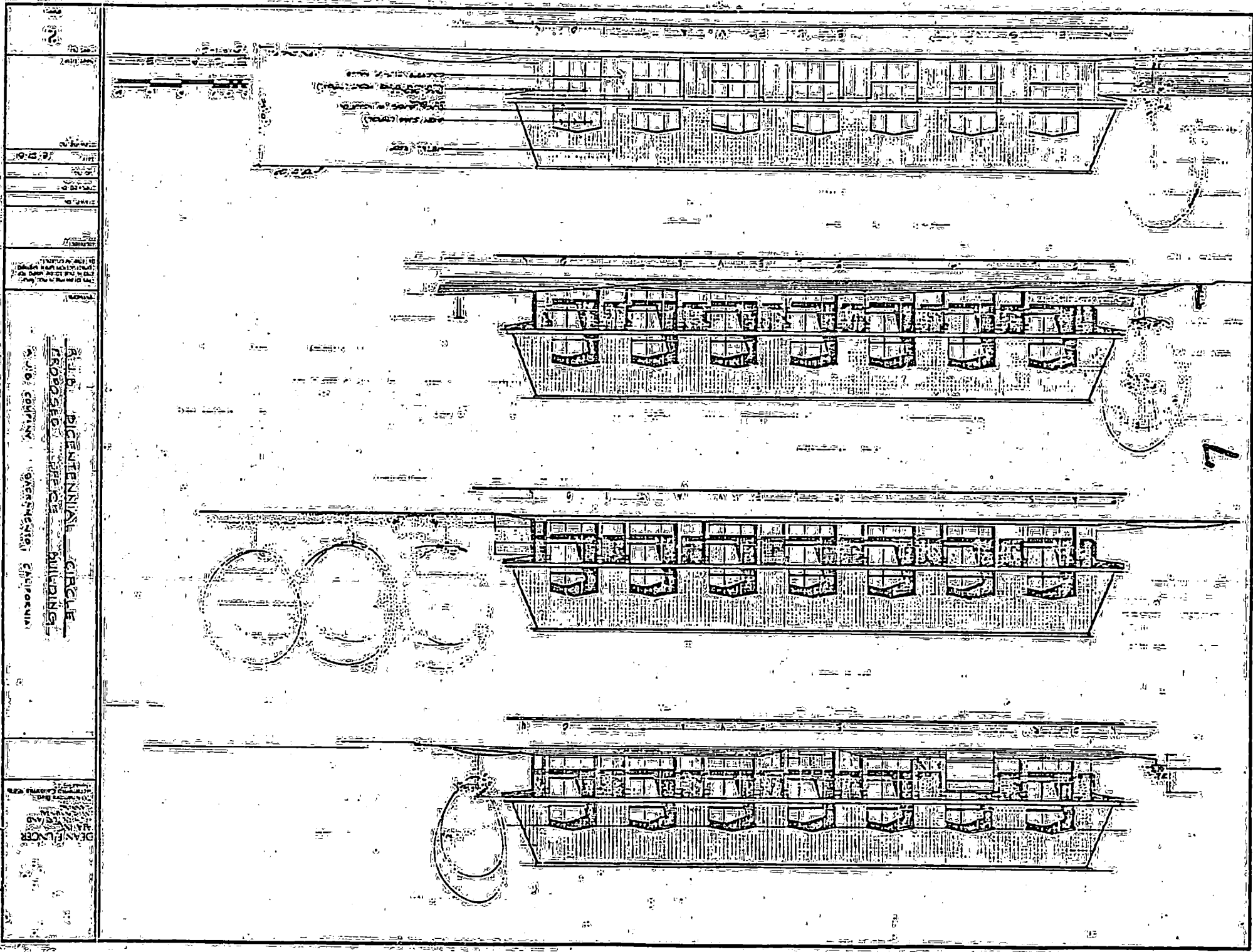


DEAN F. UNCR  
 ARCHITECT  
 1000 J STREET  
 SACRAMENTO, CALIF. 95811

R. W. BICENTENNIAL OFFICE BUILDING  
 PROPOSED OFFICE BUILDING  
 R. W. COMPANY SACRAMENTO, CALIFORNIA

DATE	
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#19

18-8-81

P 9541

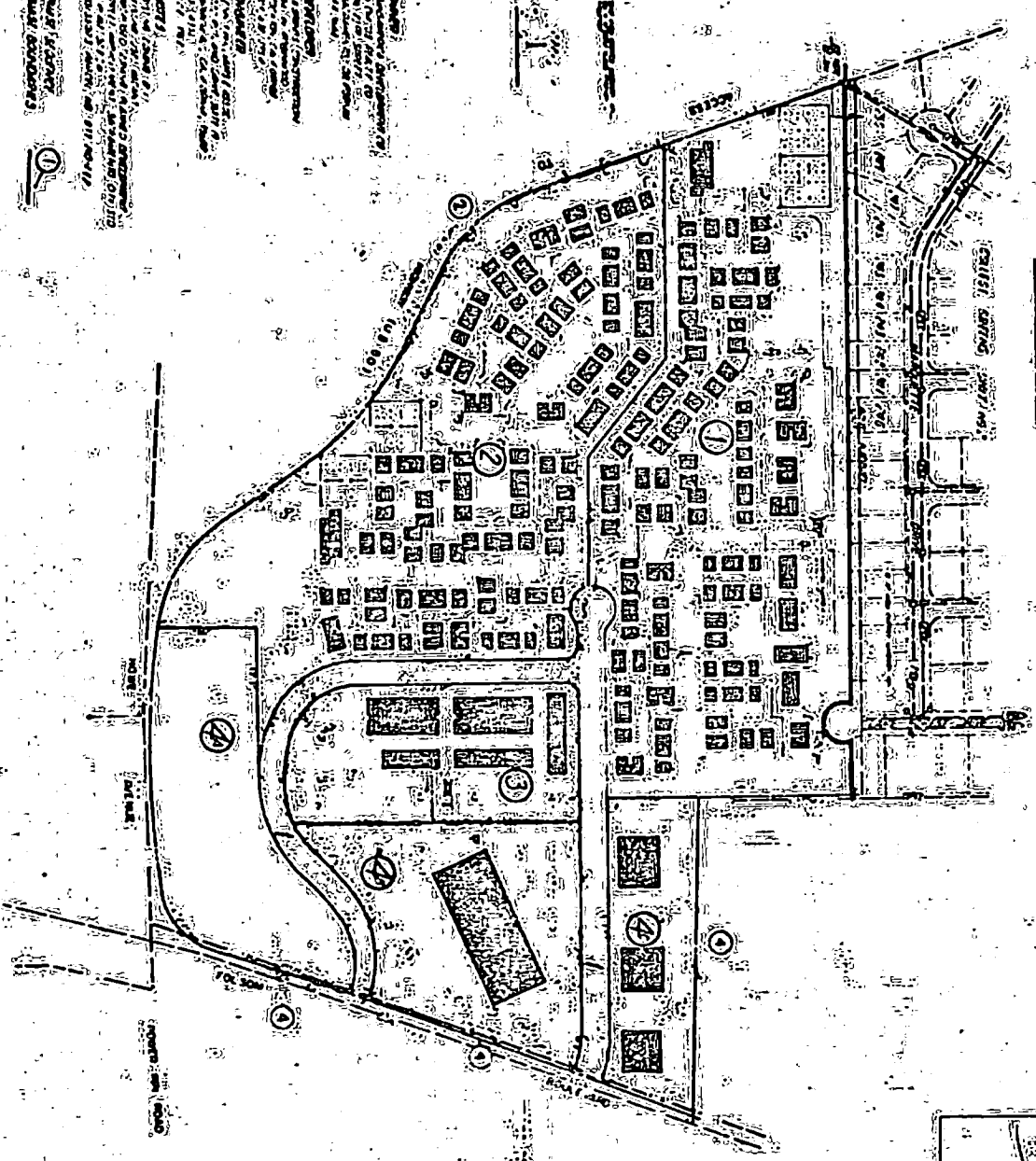
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19-4-81

FIELD BICENTENNIAL CIRCLE  
PROPOSED OFFICE BUILDING  
SOUTH CORNER GREENWICH CARPARK

8

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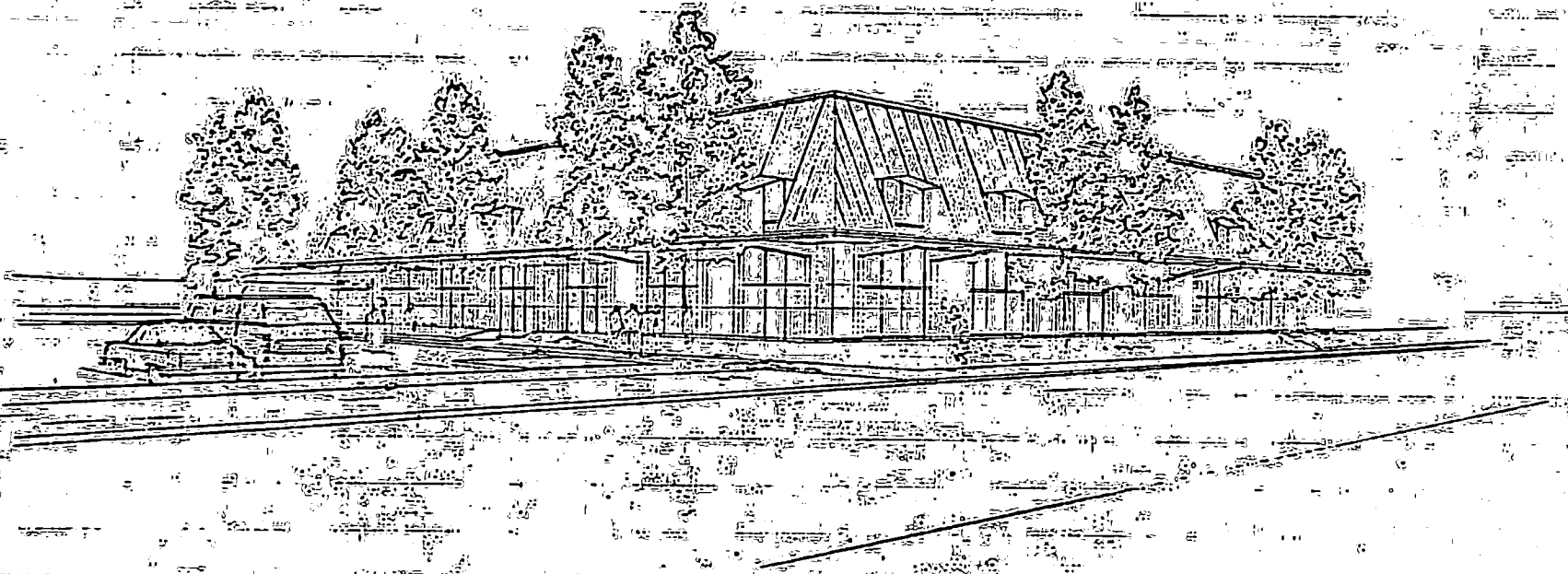
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EXHIBIT A

P. 95.41

10-8-81

6



DEAN FUNGER  
 ARCHITECT  
 201 NORTH 1ST  
 SUITE 200  
 DENVER, CO 80202

NOTICE  
 This drawing is a preliminary sketch and is not intended to be used for construction purposes without the approval of the architect.

DATE: _____
BY: _____
CHECKED BY: _____
SCALE: _____
PROJECT NO: _____
SHEET NO: _____
TOTAL SHEETS: _____

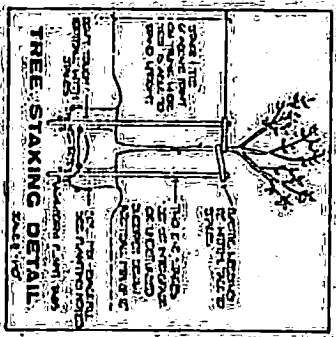
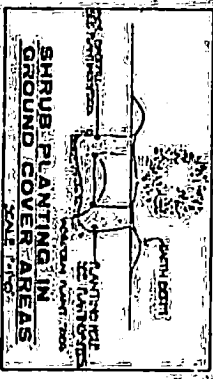
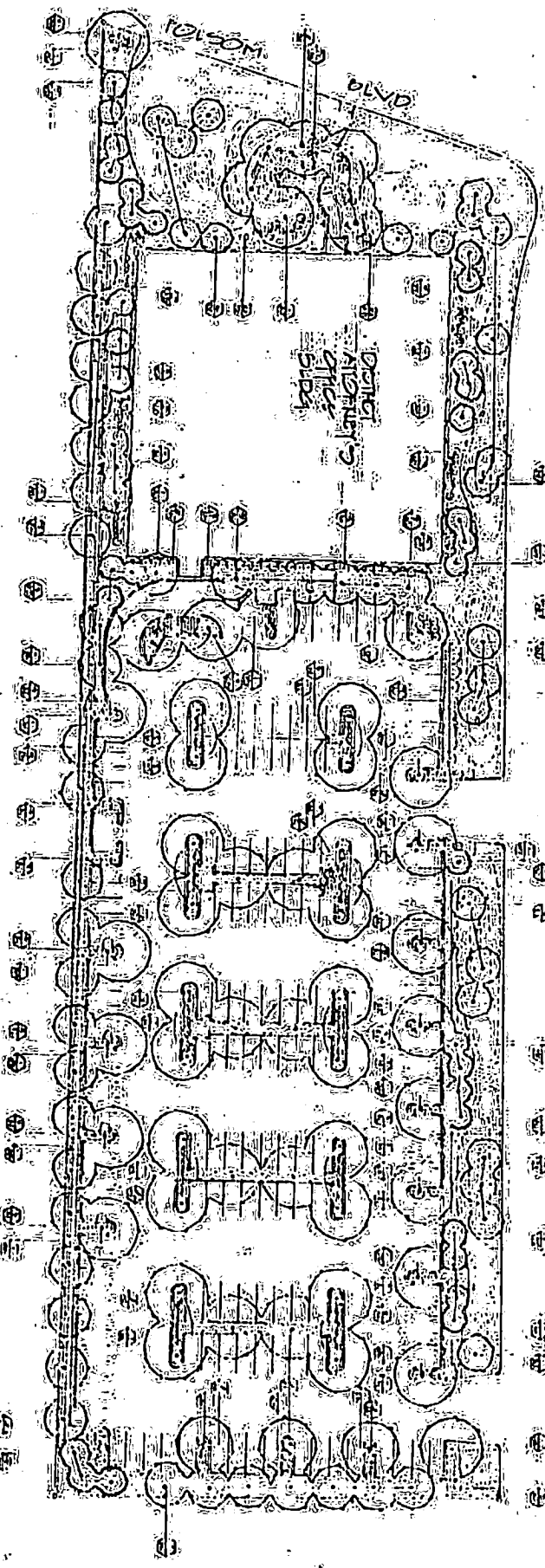
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**NOTICE TO CONTRACTOR**

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

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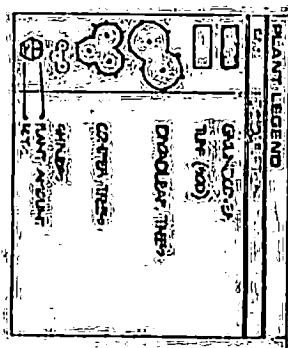


PLANT LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	SHRUB
(Symbol)	GROUND COVER
(Symbol)	DRIVE
(Symbol)	OFFICE
(Symbol)	DRAIN TRENCH
(Symbol)	TREE
(Symbol)	SALE PIN
(Symbol)	SALE MARK

**NOTICE TO CONTRACTOR**

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DRAIN TRENCH



LANDSCAPE PLAN **D**

31

# RJB

COMPANY

November 10, 1981

City Council  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

Re: Seven Lakes PUD Amendment - Item No. 31  
Wall Agreement

Members in Session:

The RJB Company hereby agrees to construct a six-foot solid masonry wall between the mobil home park at 8181 Folsom Boulevard and the apartment complex to the North, in the event the former owner of the apartment complex, A. J. Spanos Company, or the present owner, Fox/Carskadon refuses to do so.

In agreeing to assure construction of the wall, the RJB Company wishes to make clear that it has no legal or moral obligation to construct the wall and that any promise by the Spanos Company to construct it should have been documented by the City and enforced by the City. However, in the interest of gaining approval of its PUD amendment at the November 10, 1981, City Council meeting the RJB Company has provided this agreement.

Subject wall will be constructed at the same time as the adjacent wall on the RJB property to the West is constructed, provided the City has arranged for a construction easement from the mobil home park and the apartment complex owners.

Sincerely,



Richard Benvenuti,  
President

Commercial-Industrial Development

2856 Arden Way  
Suite 200  
Sacramento, CA 95825  
Phone: 916/971-9200



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

815 H STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

November 11, 1981

Richard Benvenuti  
2856 Arden Way, #200  
Sacramento, CA 95825

Dear Mr. Benvenuti:

On November 10, 1981, the Sacramento City Council took the following action for property located at the northeast corner of Folsom Boulevard and Bicentennial Circle (P-9541):

Adopted a Resolution approving an Amendment to the Seven Lakes PUD Schematic Plan from Commercial to Offices, and to change building pads from three to one.

Enclosed, for your records, are fully certified copies of the above referenced document(s).

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/31  
Enclosure

cc: Planning Department  
Dean F. Unger