



4.1

PLANNING AND BUILDING  
DEPARTMENT

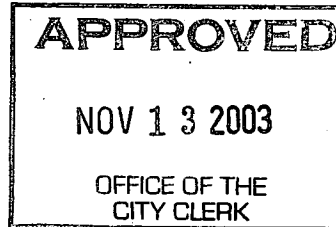
CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

Planning Division

PLANNING  
916-264-5381  
FAX 916-264-5328

November 13, 2003



City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: EXPO OFFICE BUILDING, P03-030**

Request for a 57,000± square foot three story office building:

- A. Rezone of 2.45± acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD) zone; and
- B. Schematic Plan Amendment to redesignate 2.45± acres from restaurant to restaurant/office in the proposed General Commercial Planned Unit Development (C-2-PUD) zone;

**LOCATION AND COUNCIL DISTRICT:** 1375 Exposition Boulevard  
APN: 277-0286-018  
Council District 3

**RECOMMENDATION:** Planning Commission and staff recommend the City Council:

- A. Adopt the attached Ordinance rezoning 2.45± acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD) zone.
- B. Adopt the attached Resolution amending the schematic plan to redesignate 2.45± acres from restaurant to restaurant/office in the proposed General Commercial Planned Unit Development (C-2-PUD) zone.

**CONTACT PERSONS:** Jeanne Corcoran, Senior Planner, 264-5317  
Michael York, Assistant Planner, 808-8239

**FOR COUNCIL MEETING OF:** November 13, 2003 (afternoon)

**SUMMARY:** The applicant is requesting to rezone the property located at 1375 Exposition Boulevard, from Shopping Center Review Planned Unit Development (SC-R-PUD) to General

Commercial Planned Unit Development (C-2-PUD) and amend the schematic plan from restaurant to restaurant/office designation. The rezone and schematic plan amendment are consistent with the General Plan land use designation of Regional Commercial & Offices. The rezone and schematic plan amendment provide the flexibility to support the re-use and revitalization of the existing developed property. Furthermore, the rezone and schematic plan amendment does not preclude the future establishment of the original designation for a restaurant on the site.

**COMMITTEE/COMMISSION ACTION:** On September 11, 2003, by a unanimous vote of 6 ayes and 3 absent, the Planning Commission voted to recommend approval and forward to City Council the rezone to General Commercial Planned Unit Development (C-2-PUD) and the schematic plan amendment to redesignate from restaurant to restaurant/office. Furthermore, the Planning Commission approved Special Permits, and a variance for the development of a 57,000± square foot three story office building.

**BACKGROUND INFORMATION:** In 1976 the subject site was rezoned from Office Building (OB) to Shopping Center (SC) to allow for construction of a restaurant. The current Sudwerk restaurant that recently closed, is the third restaurant to have operated at the site. All three restaurants had limited success. Various approvals since 1976, to allow outdoor dining and increased signage were attempts to make the site more viable to restaurant uses. The restaurants operated at the site have not been as successful as originally envisioned, thus the reason for the proposal for office.

**FINANCIAL CONSIDERATIONS:** This project has no fiscal considerations.

**ENVIRONMENTAL CONSIDERATIONS:** The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).


**POLICY CONSIDERATIONS:** The General Plan designates the subject site as Regional Commercial & Offices. The project is consistent with General Plan policies to "promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts" and "strengthen and encourage growth in existing communities by targeting infrastructure investments in infill and reuse areas".

**Smart Growth Principles-** City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project meets the above goals, by supporting redevelopment of an existing lot to allow for efficient use of existing facilities.


**Strategic Plan Implementation-** The project conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting new development, or redevelopment within existing developed areas, that allows for efficient use of existing facilities or features.

**ESBD CONSIDERATIONS:** No goods or services are being purchased under this report.

Respectfully submitted,

  
GARY L. STONEHOUSE  
Planning Director

RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

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**ORDINANCE NO. 2003-063**

**APPROVED**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

NOV 13 2003

ON THE DATE OF NOVEMBER 13, 2003

OFFICE OF THE  
CITY CLERK

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REZONING 2.45± ACRES FROM THE SHOPPING CENTER REVIEW PLANNED UNIT DEVELOPMENT (SC-R-PUD) ZONE TO THE GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE, FOR PROPERTY, LOCATED AT 1375 EXPOSITION BOULEVARD. (P03-030) (APN: 277-0286-018)**

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

**SECTION 1**

The property generally described, known and referred to as APN: 277-0286-018 which is shown on attached Exhibit 1, consists of 2.45± acres and is currently in the Shopping Center Review Planned Unit Development (SC-R-PUD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the SC-R-PUD zone and placed in the General Commercial Planned Unit Development (C-2-PUD) zone.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

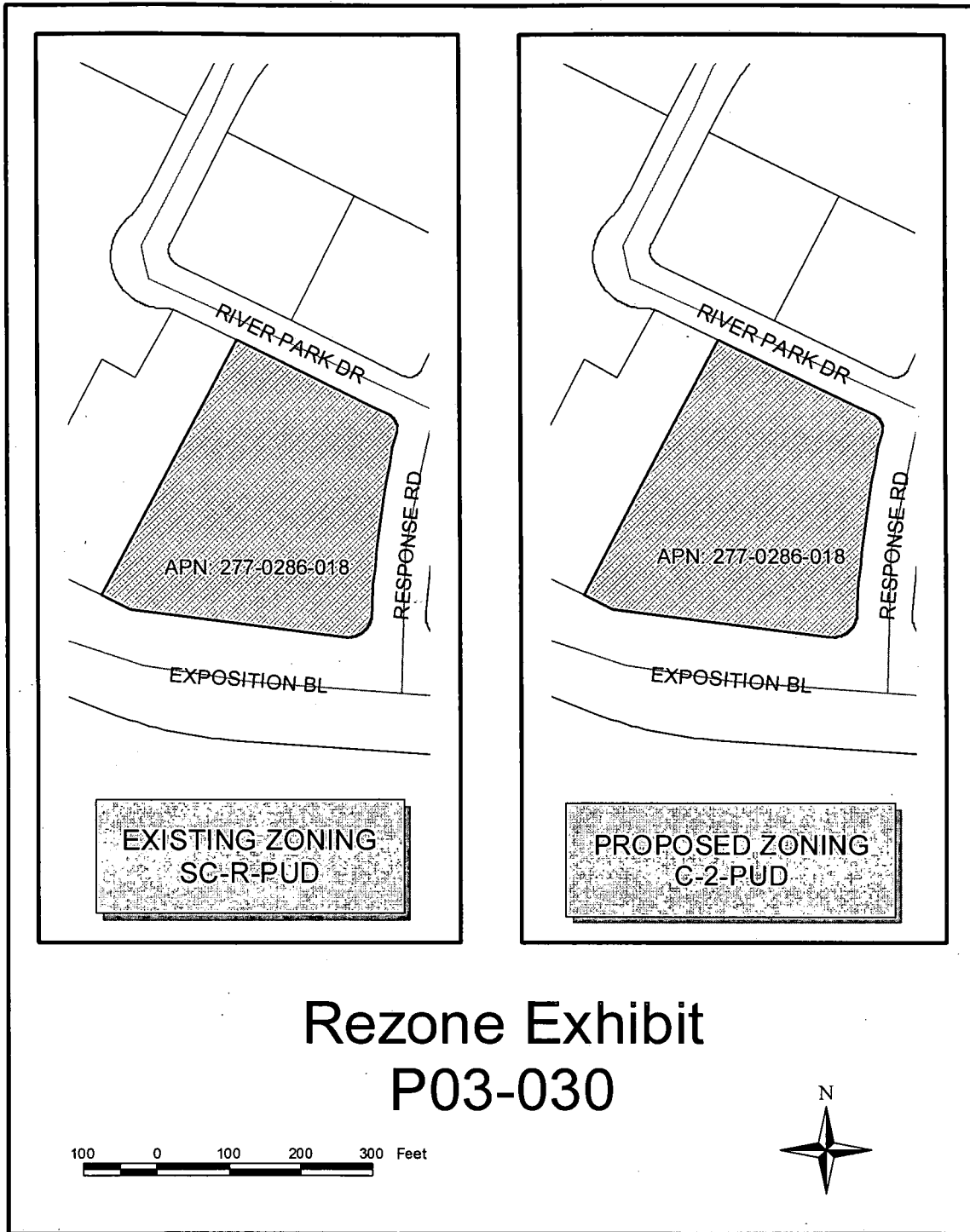
\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**  
P03-030

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_



# Rezone Exhibit P03-030

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_

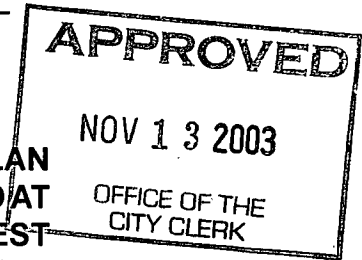
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**RESOLUTION NO. 2003-790**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF NOVEMBER 13, 2003

**RESOLUTION ADOPTING THE SCHEMATIC PLAN AMENDMENT FOR EXPO OFFICE BUILDING LOCATED AT 1375 EXPOSITION BOULEVARD WITHIN THE POINT WEST PLANNED UNIT DEVELOPMENT AREA. (APN: 277-0286-018) (P03-030)**



**WHEREAS**, the schematic plan amendment will redesignate 2.45± acres from “restaurant” to “restaurant/office”

**WHEREAS**, the Planning Commission conducted a public hearing on September 11, 2003 concerning the above schematic plan amendment and based on documentary and oral evidence submitted at the public hearing, recommended that Council approve the schematic plan amendment; and

**WHEREAS**, the schematic plan amendment should provide viable alternative uses for the site; and

**WHEREAS**, the City Council conducted a public hearing on November 13, 2003 concerning the above schematic plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed schematic plan amendment is consistent with the policies of the General Plan;
2. The proposed schematic plan amendment is compatible with the surrounding land uses;
3. The proposed schematic plan provides flexibility of uses and may result in a mixed use building.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Sacramento that:

The Schematic Plan Amendment for Expo Office Building project (P03-030) on the attached (Exhibit 1) is hereby designated as 2.45± acres “restaurant/office”.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

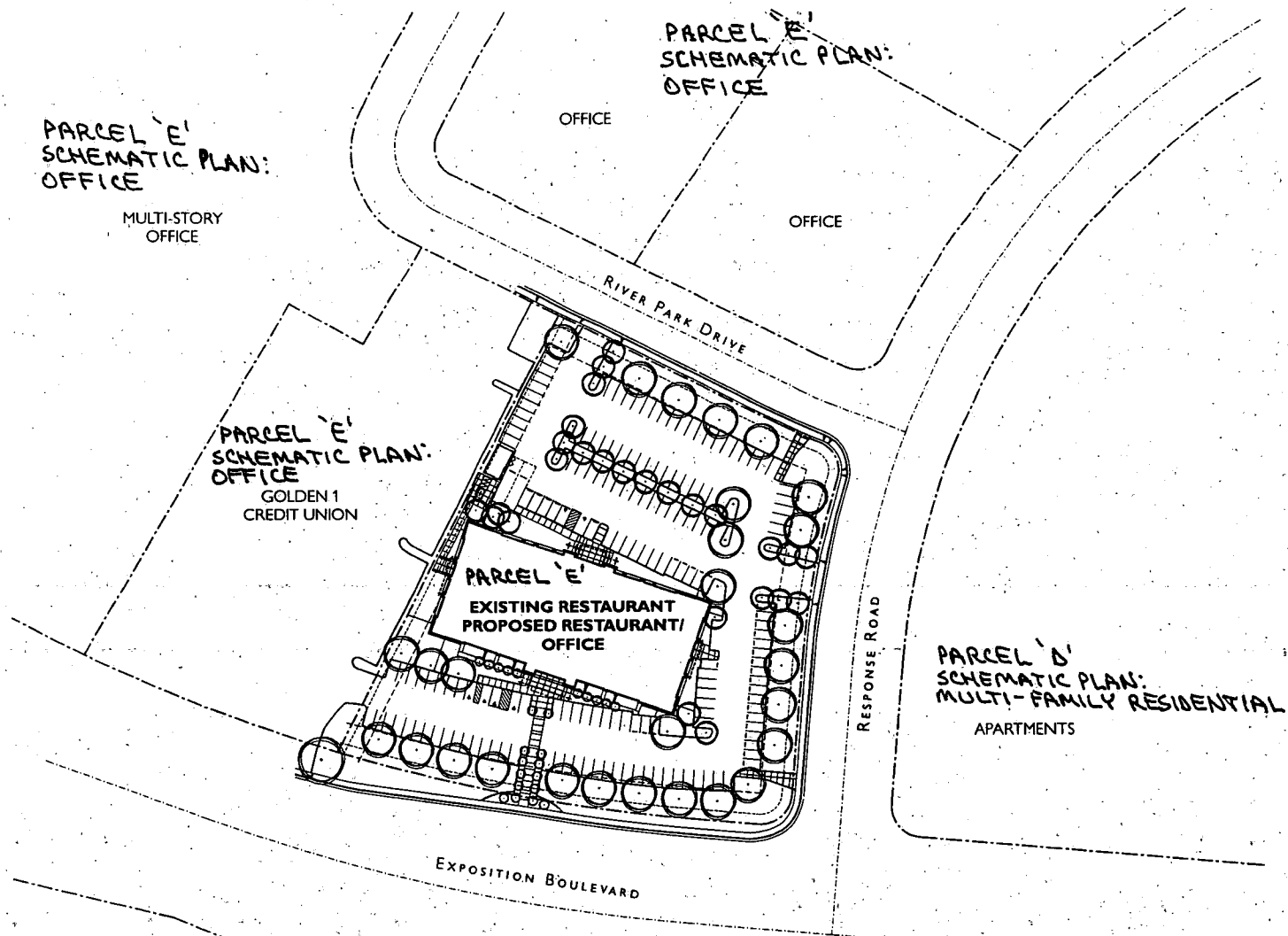
\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Exhibit 1 – Schematic Plan Amendment



P03-030  
REVISED  
RECEIVED 10-28-03

DREYFUSS & BLACKFORD ARCHITECTS



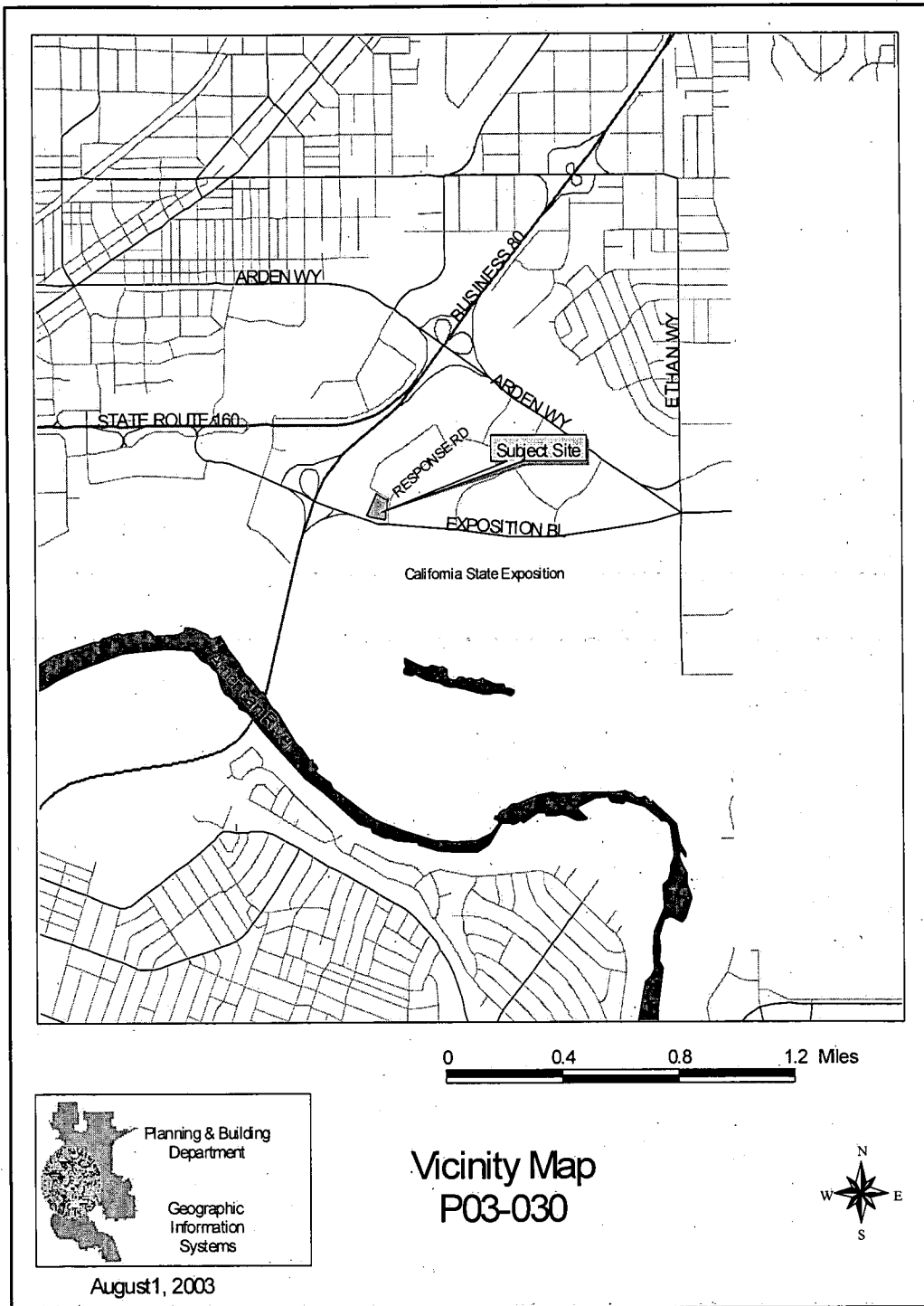
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RCB LIMITED  
1375 Exposition Blvd.  
SCHEMATIC PLAN

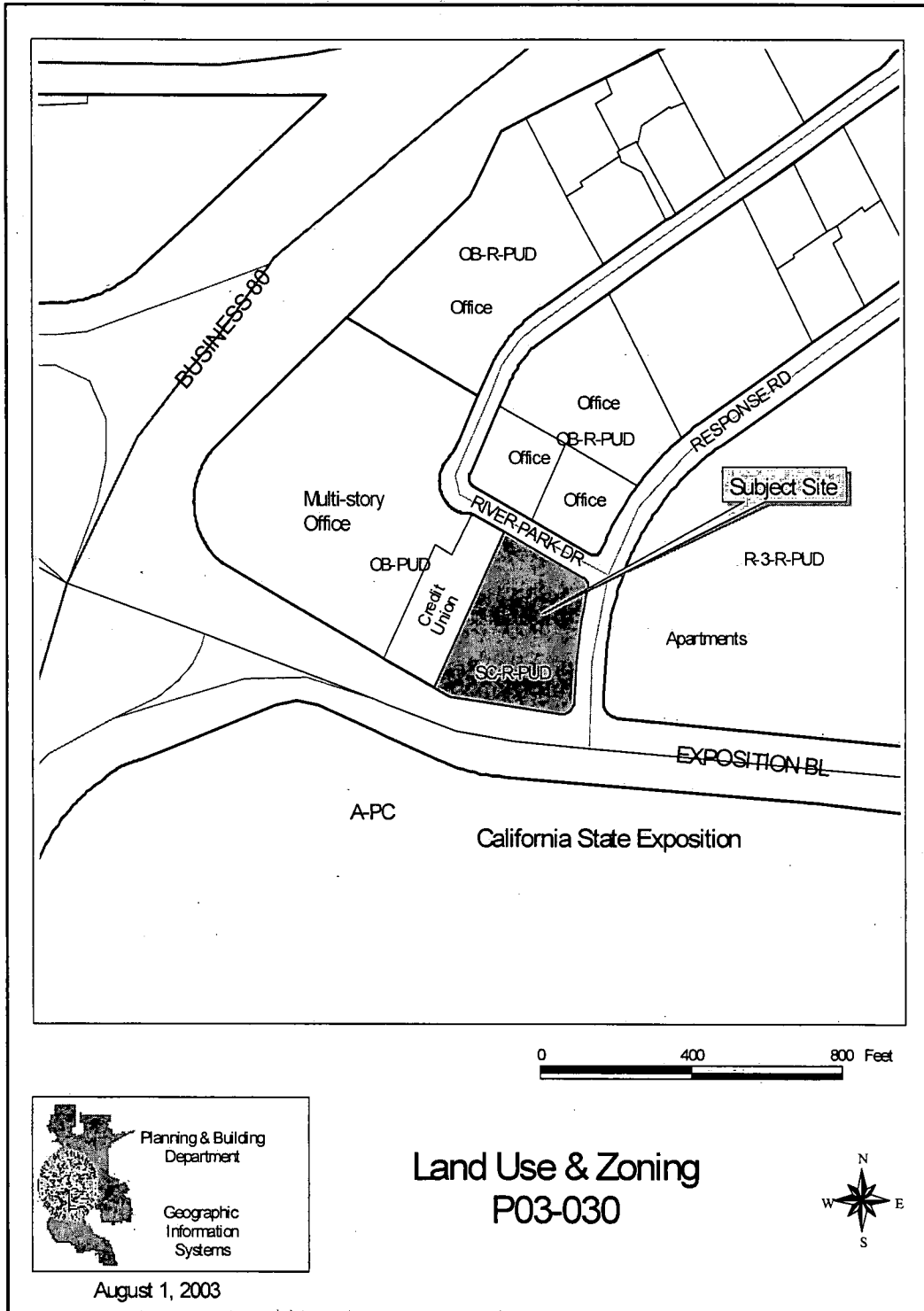
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



Attachment 2 - Land Use & Zoning Map



Planning & Building  
Department

Geographic  
Information  
Systems

August 1, 2003

Land Use & Zoning  
P03-030



Attachment 3 – Planning Commission Voting Record

**CITY PLANNING COMMISSION  
CONSENT ITEMS**

**CPC AGENDA DATE: September 11, 2003**

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
1.	P99-151	Pocket Area McDonald's located at 250 Florin Road	
2.	P01-124	Meadowview Estates North located South of Madowview Road and Danvers Way between Lytle Street and Manorside Drive	
4.	P02-123	Shasta Estates Special Permit	
6.	P03-026	241 Hagin Avenue Tentative Map located at 241 Haggin Avenue	
7.	P03-030	Expo Office Building located at 1375 Exposition Boulevard	
8.	P03-035	Elvas Avenue Rezone located at 5676 Elvas Avenue	
10.	P03-047	Cambay West Apartments located at the northeast corner of El Centro Road and Bonfair Avenue	

**VOTE OF THE PLANNING COMMISSION:**

COMMISSIONER	Motion (M) Second (S)	YES	NO	ABSTAIN
Bacchini		✓		
Banes	S	✓		
Duruissseau	M	✓		
Jones		✓		
Kennedy		—		
Taylor-Carroll		—		
Vallencia		✓		
Waste		—		
Yee		✓		ABSTAINED ON ITEM #1

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION

ITEM # 7  
SEPTEMBER 11, 2003  
PAGE 1

P03-030 – Expo Office Building

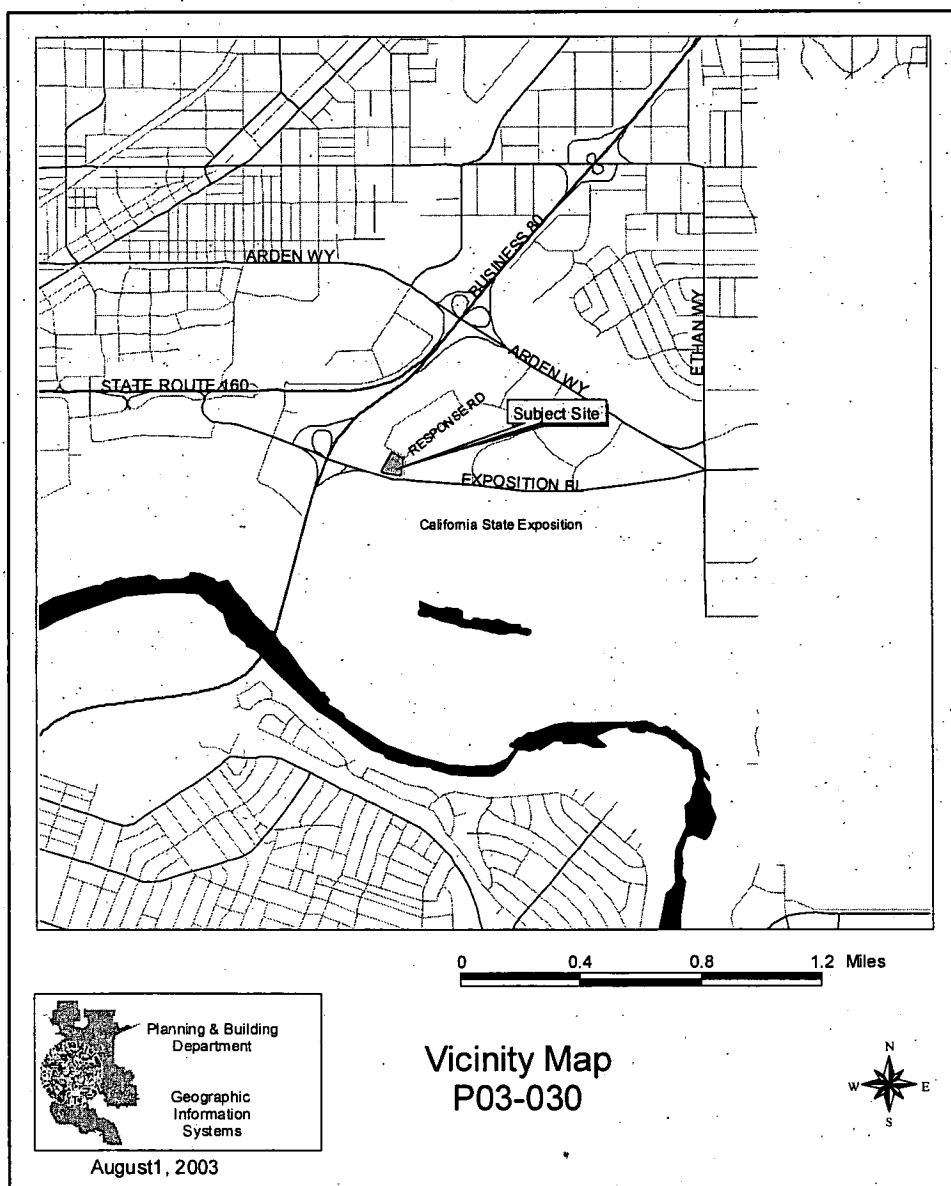
- REQUEST:
- A. **Environmental Determination:** Exempt (CEQA Section 15332);
  - B. **Rezone** 2.45± acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD);
  - C. **Schematic Plan Amendment** to designate 2.45± acres from restaurant to restaurant/office in the proposed General Commercial Planned Unit Development (C-2-PUD) zone;
  - D. **Special Permits** for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD;
  - E. **Variance** to reduce the side yard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD.

LOCATION: 1375 Exposition Boulevard  
APN: 277-0286-018  
Council District 3

APPLICANT:	Kris Barkley, Dreyfuss & Blackford Architects 3540 Folsom Boulevard Sacramento, CA 95816-6699 (916) 453-1234
OWNER:	RCB Limited 5665 Power Inn Drive #140 Sacramento, CA 95824 (949) 381-8113
APPLICATION FILED:	March 3, 2003
STAFF CONTACT:	Michael York, (916) 808-8239

**SUMMARY:**

The applicant is requesting entitlements to rezone property and amend the schematic plan within the Point West PUD to allow construction of a 57,000± square foot three story office building. The applicant is requesting these entitlements in order to allow more viable uses on the site. The existing zoning of 'SC-R-PUD' and schematic designation of 'restaurant' do not allow uses other than restaurants on the site. As such the few restaurants established on the site have failed. Staff has no issues with the applicant's request.



RECOMMENDATION:

**Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the project's consistency with the General Plan's regional commercial & offices land use designation and goals and policies that support the re-use and revitalization of existing developed areas. Furthermore, the proposed rezone and schematic plan designation does not preclude the future establishment of a restaurant on the site.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Office
Community Plan Designation:	N/A
Existing Land Use of Site:	Restaurant (vacant)
Existing Zoning of Site:	Shopping Center Review Planned Unit Development (SC-R-PUD)

Surrounding Land Use and Zoning:

North: Office; OB-R-PUD  
 South: Cal Expo; A-PC  
 East: Apartments; R-3R-PUD  
 West: Multi-story Office; OB-PUD

Setbacks:	Required	Provided
Front:	50'	92'
Side (St):	50'	75'
Side (Int):	7.5'-15'	10'
Rear:	N/A	

Property Dimensions:	396' x 300'
Property Area:	2.45± gross acres
Square Footage of Building:	57,000± square feet
Height of Building:	40 feet, 3 stories
Exterior Building Materials:	Concrete panels, glass, steel canopies
Parking Provided:	177 spaces
Parking Required:	164 min (1:350); 208 max (1:275)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Demolition Permit	Building Division
Transportation Management Plan	Public Works, Transportation Division
Off-Site Improvements	Public Works, Plan Check Section

### BACKGROUND INFORMATION:

On May 27, 1976 (P7243, P7244) the Planning Commission approved a rezone from "OB" to "SC", a tentative map to subdivide one lot into two lots, and a special permit to allow construction of the 'Breakers' restaurant. The project was developed. On February 22, 1996 (P96-005) the Planning Commission approved special permit modifications to expand the existing Sudwerk restaurant from 12,770 square feet to 14,553 square feet and allow the existing pole sign to increase from 72 square feet of sign area to 80 square feet. On May 24, 1996 (Z96-056) the Zoning Administrator approved a special permit modification to construct a 1,170 square foot patio for outdoor dining. The Sudwerk restaurant is the third restaurant to have established at the site with limited success. The applicant contends that the restaurants attempted at the site have not been as successful as originally envisioned, thus the reason for the current proposal for office.

STAFF EVALUATION: Staff has the following comments:

#### A. Policy Considerations

##### 1. The General Plan

The General Plan designates the site as Regional Commercial & Offices. The project is consistent with the following General Plan policies:

"promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts". (GP 4-1)

"ensure that the City of Sacramento captures a regional Central City's share of the regional office market". (GP 4-15)

"maintain a desirable quality of life, including good air quality while supporting planned land use and population growth". (GP 5-1)

##### 2. Smart Growth Principles

Conventional planning and development approaches have resulted in growing dependence of the automobile. Therefore, the City has developed smart growth policies to more effectively address growing traffic congestion, deteriorating air quality, and greater losses of open space. The project is consistent with the following smart growth principles:

"concentrate new development and target infrastructure investments within

the urban core of the region to allow for efficient use of existing facilities, infill and reuse areas". (Policy 12 – Smart Growth Principles)

"mix land uses and support vibrant city centers by giving preference to the redevelopment of city centers and transit oriented development within existing transportation corridors with vertically or horizontally integrated mixed uses to create vibrant urban places". (Policy 12 – Smart Growth Principles)

"provide a variety of transportation choices for people to bike, walk, take transit or drive". (Policy 12 – Smart Growth Principles)

**B. Rezone & Schematic Plan Amendment**

The applicant is proposing to rezone the property from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD). The applicant is also proposing to amend the schematic plan designation from 'restaurant' to 'restaurant/office'. Staff has no objections to the rezone or schematic plan amendment since the General Plan designates the site as 'regional commercial & offices' and the site was formerly zoned Office Building (OB); the rezone and amendment essentially allow additional uses on the site.

The applicant contends that good faith efforts have been made in the past to support restaurant uses on the project site, but have been unsuccessful. Staff still feels a restaurant component could be viable at this site and could be incorporated into the project. The proposed rezone and amendment will allow the flexibility to develop the site to be successful with the possibility of adding a restaurant component in the future.

**C. Site Plan Design/Zoning Requirements**

**1. Zoning Requirements**

The proposed project requires special permit approvals for a major project (projects over 40,000 square feet) and to develop within a Planned Unit Development. The applicant is proposing a 57,000± square foot three story office building triggering the requirement for the special permit approvals. The square footage of the building will also generate enough employees to require the applicant to submit a Transportation Management Plan (TMP). The applicant is proposing to demolish the existing 'Sudwerks' restaurant and utilize the existing building pad for the new structure. The applicant will be required to obtain a demolition permit.

It should also be noted that the Point West PUD Guidelines are silent to General Commercial (C-2) zone regulations. When the guidelines are silent all requirements default to the City Zoning Ordinance. This project will adhere to C-2 requirements of the City Zoning Ordinance.

## 2. Setbacks/Height

For this site it has been determined the frontage along Exposition Boulevard is considered the front yard with Response Road and River Park Drive as street side yards, and the west property line as an interior side yard when referring to setback requirements. Requirements in the Point West PUD call for a 50 foot building setback and 25 foot landscape setback along all street frontages. The new three story building will utilize the existing building pad, providing for setbacks of 167 feet along River Park Drive, 77 feet along Response Road, and 83 feet along Exposition Boulevard. The project meets the required setbacks along all the street frontages.

Per the Zoning Ordinance, when a C-2 zoned lot abuts an OB zone the interior side yard is required to have a 7.5 foot setback for the first 26 feet of building height with the portion of the building over 26 feet setback at least 15 feet. In this case the applicant is only providing a 10 foot setback for the proposed 40 foot tall building. A variance to reduce the setback from 15 feet to 10 feet will be required. The portion of the building over 26 feet along the west property line that should be setback 15 feet is not likely to reduce light and air of this property or the neighboring property. The adjacent property to the west has a six foot planter and two rows of parking along the property line of the subject site. Staff has no objection to the requested variance.

## 3. Parking/Landscaping/Trash Enclosure

The minimum parking allowed on the site is 164 spaces with a maximum of 208 spaces. The applicant is proposing 177 parking spaces with a majority of the parking area along Response Road and River Park Drive. The project has adequate parking.

Bicycle parking facilities shall be provided for the building. One bicycle parking space shall be provided for every 20 parking spaces required. Based on the required parking ranging from 164 to 208 spaces, the project is be required to have between eight (8) and 10 bicycle parking spaces. Using the 177 automobile parking spaces the applicant is providing, nine (9) bicycle spaces are required. Fifty (50) percent of the required bicycle parking shall be Class I facilities. A typical bicycle space is 2 feet wide by 6 feet long with 5 feet maneuvering space behind. The applicant is providing eight (8) bicycle spaces at the northwest corner of the building midway between two entrances to the building. The project will be required to provide one more bicycle parking space.

The project is required to provide parking lot tree shading that will ensure that 15 years after the parking lot is established the parking and maneuvering will be 50% shaded. The applicant is proposing to demolish the existing building and therefore must comply with the current standards to meet shade requirements. There are no site constraints that would limit the project from meeting this requirement. The applicant has indicated they have 49.3% shading. Because there are 13 parking spaces over the required minimum of 164, replacing one or two spaces with

landscaping would easily make the project meet the shading requirement. The project will be conditioned to meet the 50% shading requirement.

Trash enclosures with recycling and garbage receptacles are required for commercial developments and are to be screened from public view. Trash enclosures are to be built to the standards as stated in the Zoning Ordinance. The applicant is providing a 26 foot by 14 foot trash enclosure near the northwest corner of the building that is being built to the standards as stated in the Zoning Ordinance. The applicant is also required to provide a statement of recycling and the project will be conditioned to do so.

#### 4. Signage

The Point West PUD guidelines are silent as to C-2 sign requirements. When the PUD sign regulations are silent, the City Sign Ordinance will prevail.

For this project the allowed signage for detached signs is based on the Exposition Boulevard and River Park Drive street frontages in that these are the main entrances to the building. Under the City Sign Ordinance the C-2 zone allows one detached sign per street frontage up to two signs. Sign area for each sign is factored as one square foot per foot of lineal street frontage. Based on the 293 feet of street frontage on Exposition Boulevard and 199 feet on River Park Drive, the project would be allowed a 293 square foot monument sign on Exposition Boulevard and a 199 square foot sign on River Park Drive.

For attached signage, the signs shall not exceed a total aggregate area of three square feet for each front foot of building occupancy. In this case with building frontage of 200 feet along Exposition and 95 feet along Response Road, the allowable signage would be 600 square feet on Exposition and 285 square feet along Response Road. Additionally, no sign can be larger than 300 square feet requiring at least two signs for the Exposition Boulevard frontage.

Staff feels this amount of signage is excessive. Although no signage is proposed at this time, the project will be conditioned so as to be similar in signage to other office buildings within the Office Building (OB) zone of the Point West PUD. Staff will also condition the project to remove the pole sign.

#### D. Building Design

The proposed building will be three stories, totaling 57,000± square feet. The building will utilize the pad from the existing building. Utilizing the existing pad will orient the building at an angle to the three street frontages. The main entrance will face Exposition Boulevard with a secondary entrance on the north side facing River Park Drive. Two smaller entrances for employees will be on the west and east ends of the building. The building orientation along with pathways cut through the landscape setback area make the building more transit friendly. Additionally, special pavement treatment will connect the main entrance to the landscape area pathway

along Exposition Boulevard.

Staff looked at the idea of moving the building closer to Exposition Boulevard, but with the Cal Expo parking lot across the street and most other buildings along the north side of Exposition Boulevard having large setbacks, the building could possibly appear out of context with the surrounding properties. The setback also maintains the parkway feel intended for Exposition Boulevard.

The building will be built with a mix of tan and grey concrete panels. Details have been added since the original proposal to create an acceptable building design. Details such as steel trellis's at the north and south entrances, steel canopies at the east and west ends entrances, steel cornices along the parapet, special trim along the window seams, and column elements on the façade of the north and south entrances have been added. Although not a superior building design the building is adequate and maintains the context of buildings in the area.

#### PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

B. Public/Neighborhood/Business Association Comments

The subject project was routed to the Swanston Estates Against Crime Association, Arden Fair Merchants Association, Point West Area Transportation Management Association, and the Point West Area Business Association. A response card was received from the Point West Area Business Association stating no objection to the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies, such as City Fire, City Utilities, and Public Works. All comments have been incorporated as conditions of approval for the project.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A-D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

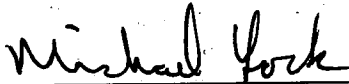
#### RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332;

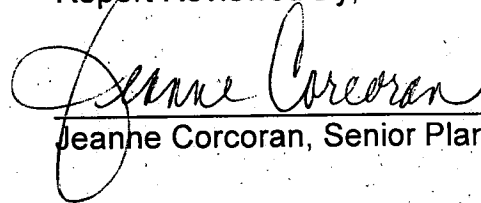
- B. Recommend approval and forward to City Council the Rezone of 2.45± acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD);
- C. Recommend approval and forward to City Council the Schematic Plan Amendment to redesignate 2.45± acres from 'restaurant' to 'restaurant/office' in the Point West PUD in the proposed General Commercial Planned Unit Development (C-2-PUD) zone;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permits for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the side yard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD.

Report Prepared By,



Michael York, Assistant Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Floor Plans
Exhibit 1C	Elevations
Exhibit 1D	Landscape Plan
Attachment 2	Land Use & Zoning Map

**ATTACHMENT 1**  
**NOTICE OF DECISION AND FINDINGS OF FACT FOR**  
**EXPO OFFICE BUILDING, LOCATED AT 1375 EXPOSITION BOULEVARD**  
**SACRAMENTO, CALIFORNIA IN THE PROPOSED GENERAL COMMERCIAL**  
**PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE.**  
**(P03-030) (APN: 277-0286-018)**

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At the regular meeting of September 11, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination, Exempt, Section 15332;**
- B. Recommended approval and forwarded to City Council the Rezone of 2.45± acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD);**
- C. Recommended approval and forwarded to City Council the Schematic Plan Amendment to redesignate 2.45± acres from 'restaurant' to 'restaurant/office' in the Point West PUD in the proposed General Commercial Planned Unit Development (C-2-PUD) zone;**
- D. Adopted the attached Notice of Decision and Findings of Fact approving the Special Permits for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD;**
- E. Adopted the attached Notice of Decision and Findings of Fact approving the Variance to reduce the sideyard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD.**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15332 of the CEQA Guidelines.**
- D. Special Permits for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD: The Special Permits are approved based upon the following findings of fact:**

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. The project will utilize an underutilized site within an existing developed area;
  - b. The building is comparable to other buildings in the area; and
  - c. The project will not adversely affect the surrounding land uses in that the building is being located in a predominately office area.
2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance:
  - a. Adequate parking will be provided on the site; and
  - b. No additional parking, utilities, or services are required at this site as a result of this proposal.
3. The project, as conditioned, complies with the General Plan and smart growth principles to promote the re-use and revitalization of existing developed areas, and the proposed project complies with the PUD Guidelines.

E. Variance to reduce the sideyard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD: The Variance is approved based upon the following findings of fact:

1. The variance is not a special privilege extended to an individual property owner since the proposed building setback is consistent with other office buildings in the area;
2. The project will not be injurious to the public welfare, nor property in the vicinity in that:
  - a. activities and noise from the building are not anticipated to encroach on the adjacent property to the west; and
  - b. adequate light and air is provided for this site as well as the adjacent properties.
3. The proposed variance is not a "use" variance in that office building is allowed in the PUD with a special permit; and
4. The project is consistent with the General Plan which designates the project site for Regional Commercial & Offices.

CONDITIONS OF APPROVAL

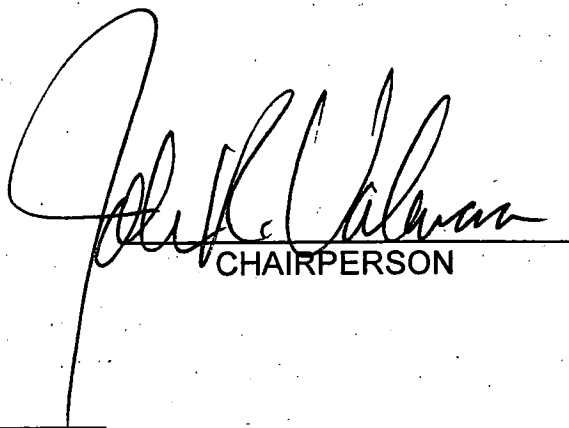
D/E. The Special Permits (D) for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD and the Variance (E) to reduce the side yard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD are hereby approved subject to the following conditions of approval:

- D/E1. The applicant shall obtain all necessary building permits prior to commencing construction.
- D/E2. The project shall substantially conform to the approved plans as shown on attached Exhibits 1A-1D.
- D/E3. Special pavement treatment through the parking area shall connect the main entrance to the landscape area pathway along Exposition Boulevard.
- D/E4. Any proposed signage shall comply with the Point West PUD guidelines for signage in the Office Building (OB) zone.
- D/E5. Upon demolition of the building the pole sign shall be removed.
- D/E6. Prior to issuance of building permit a Transportation Management Plan (TMP) shall be reviewed and approved by the Planning Director.
- D/E7. A minimum two foot high parapet wall on all four sides of the building shall be provided to screen the mechanical equipment.
- D/E8. Prior to issuance of a building permit applicant shall submit for review and approval of the Solid Waste Manager a Statement of Recycling.
- D/E9. The development shall meet all County Regional Sanitation District requirements.
- D/E10. Part of the north wall shall be fire protected per Uniform Building Code (UBC) Table 5-A.
- D/E11. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. This shall include the repairing or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.

- D/E12. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. Any existing driveways shall be reconstructed to meet current ADA standards if deemed necessary by the Department of Public Works.
- D/E13. The minimum throat distance for all site driveways shall be 40' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- D/E14. The site plan shall conform to A.D.A. requirements in all respects.
- D/E15. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
- D/E16. A minimum of nine bicycle parking spaces shall be provided for the site, of the nine spaces, five shall be Class I.

#### Advisory Notes

- D/E17. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
- D/E18. The center stairway should be constructed as an exit enclosure.



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CHAIRPERSON

ATTEST:



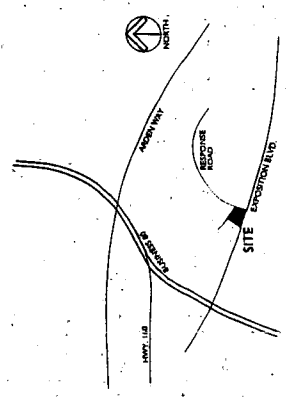
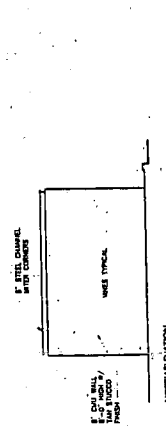
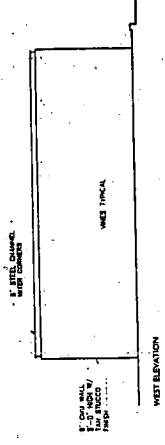
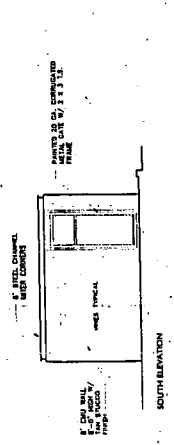
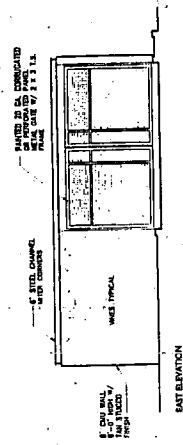
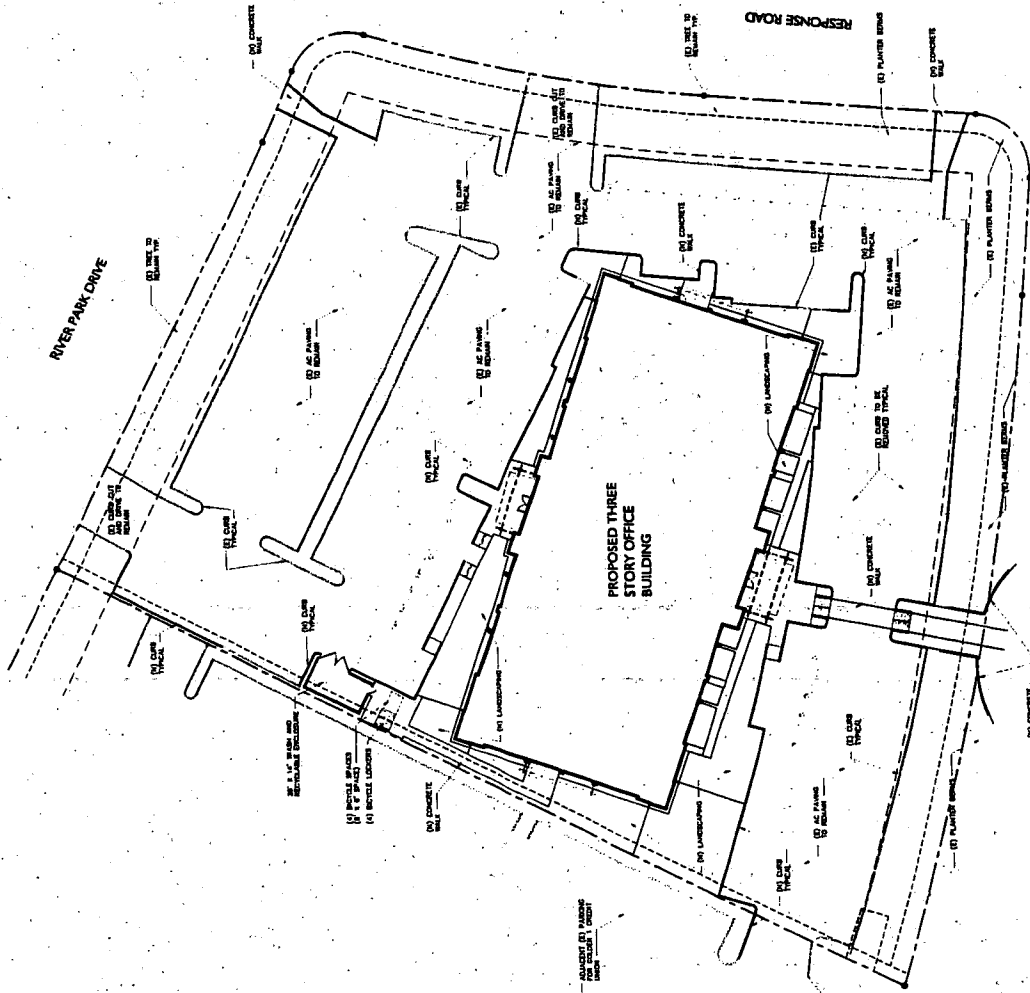
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SECRETARY TO CITY PLANNING COMMISSION

9/11/03  
DATE (P03-030)

- Exhibit 1A Site Plan
- Exhibit 1B Floor Plans
- Exhibit 1C Elevations
- Exhibit 1D Landscape Plan

Exhibit 1A - Site Plan



1 OVERALL SITE PLAN

2 TRASH ENCLOSURE

3 VICINITY MAP

Exhibit 1B - Floor Plan (Ground Floor)

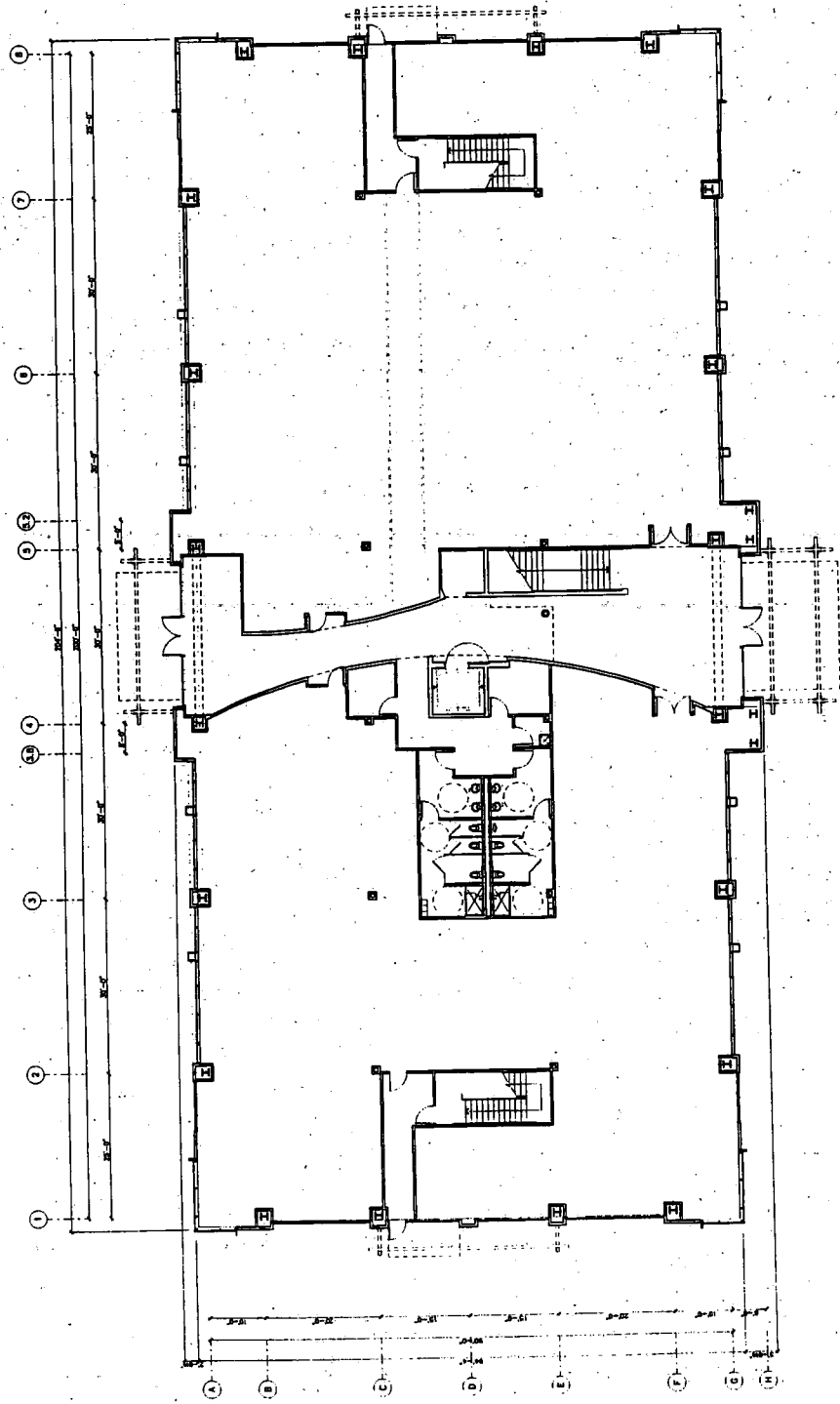


Exhibit 1B – Floor Plan (Second Floor)

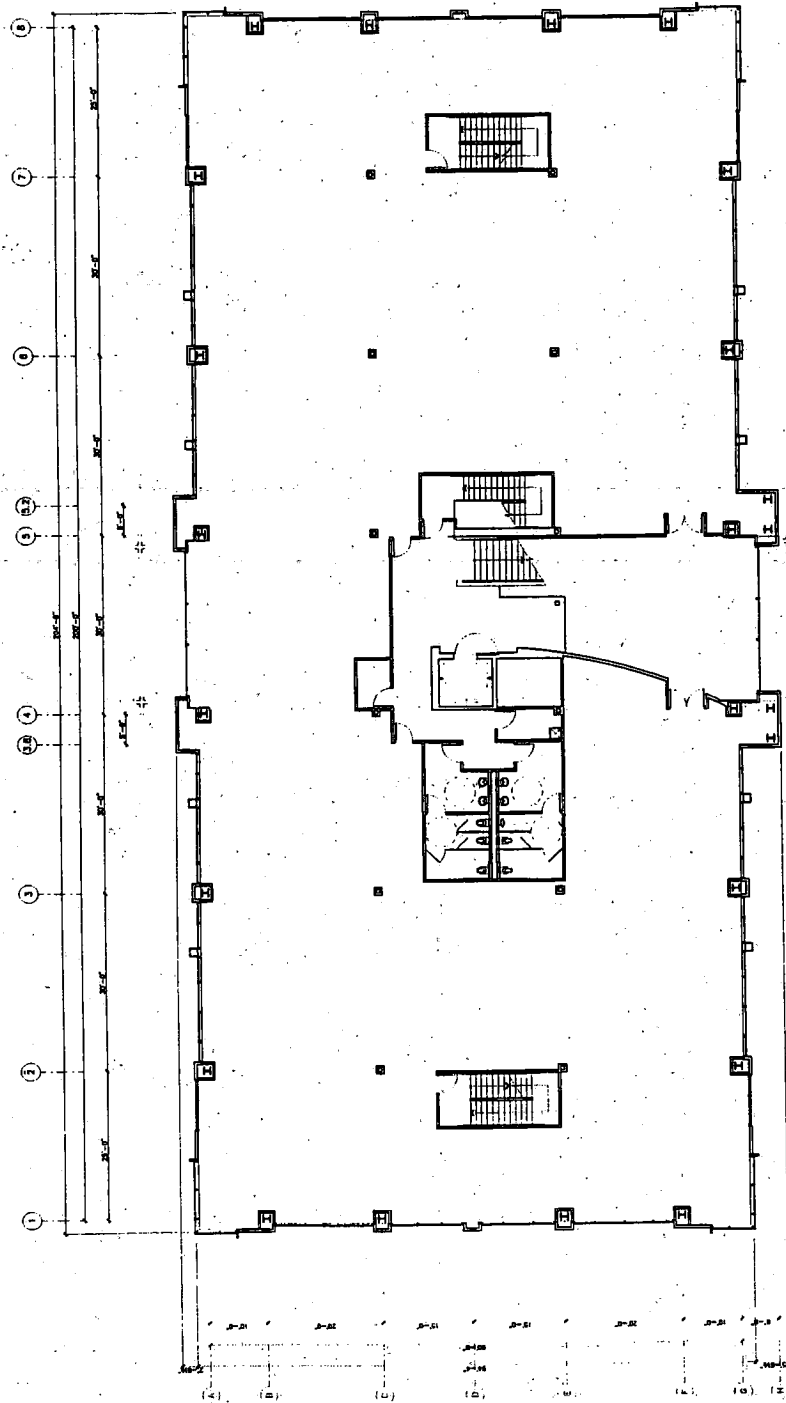


Exhibit 1B – Floor Plan (Third Floor)

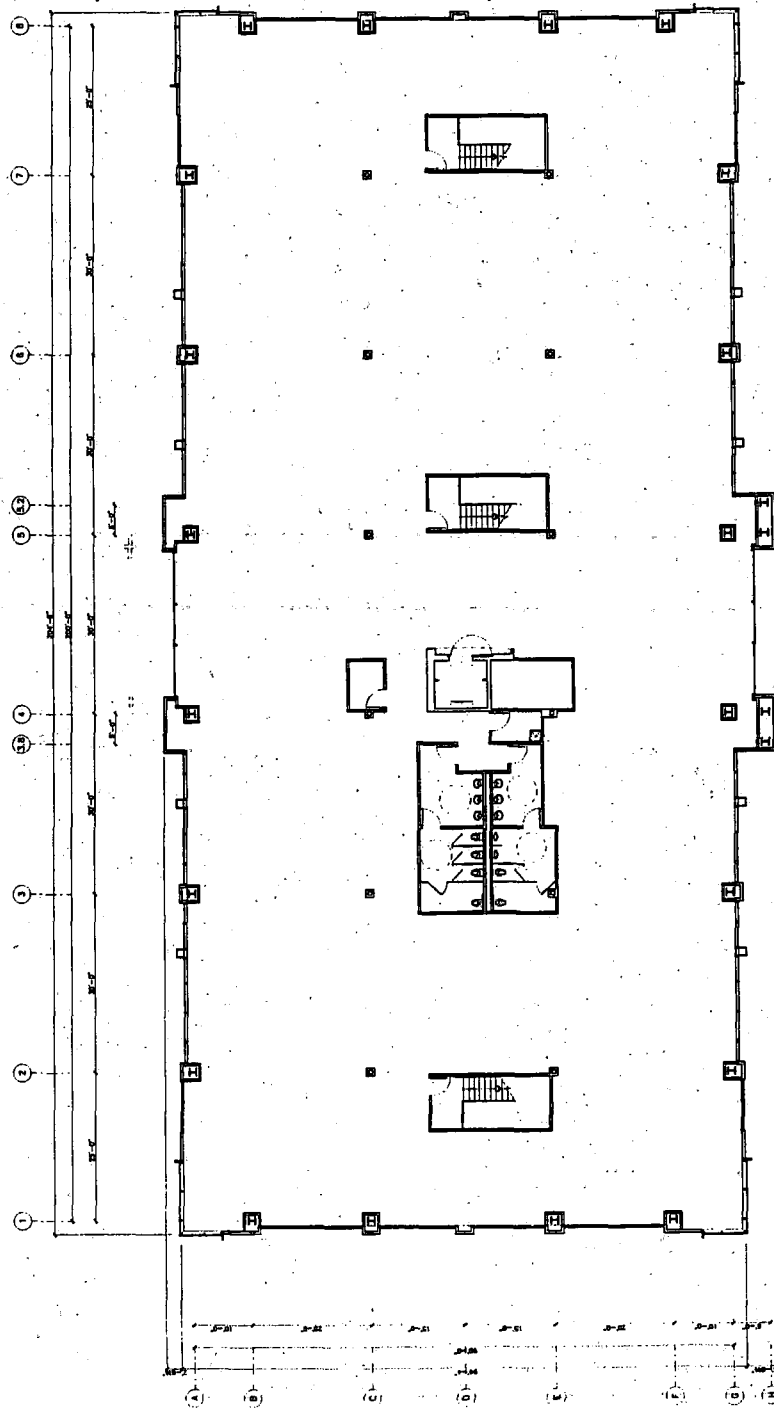






Exhibit 1D - Landscape Plan

PARKING LOT SHADING	
TYPE	AREA
1. 10' x 20' V.	1,000.00 SQ. FT.
2. 10' x 20' H.	1,000.00 SQ. FT.
3. 10' x 20' D.	1,000.00 SQ. FT.
4. 10' x 20' S.	1,000.00 SQ. FT.
5. 10' x 20' W.	1,000.00 SQ. FT.
6. 10' x 20' N.	1,000.00 SQ. FT.
7. 10' x 20' E.	1,000.00 SQ. FT.
8. 10' x 20' SW.	1,000.00 SQ. FT.
9. 10' x 20' SE.	1,000.00 SQ. FT.
10. 10' x 20' NW.	1,000.00 SQ. FT.
11. 10' x 20' NE.	1,000.00 SQ. FT.
12. 10' x 20' WSW.	1,000.00 SQ. FT.
13. 10' x 20' WNW.	1,000.00 SQ. FT.
14. 10' x 20' WSE.	1,000.00 SQ. FT.
15. 10' x 20' WNE.	1,000.00 SQ. FT.
16. 10' x 20' ESW.	1,000.00 SQ. FT.
17. 10' x 20' ESE.	1,000.00 SQ. FT.
18. 10' x 20' ENE.	1,000.00 SQ. FT.
19. 10' x 20' NNE.	1,000.00 SQ. FT.
20. 10' x 20' SSE.	1,000.00 SQ. FT.
21. 10' x 20' SSW.	1,000.00 SQ. FT.
22. 10' x 20' SSW.	1,000.00 SQ. FT.
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99. 10' x 20' SSW.	1,000.00 SQ. FT.
100. 10' x 20' SSW.	1,000.00 SQ. FT.

**SUGGESTED SHrub, VINE AND GROUND COVER LIST**

BOTANICAL NAME - COMMON NAME
1. <i>Andropogon glaucus</i> - <i>Andropogon</i>
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**LANDSCAPE LEGEND**

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

PROPOSED NEW LOW SHRUBS

PROPOSED NEW LOW FLOPPING GROUND COVER

PROPOSED NEW TREES (SEE PROPOSED TREE LEGEND)

EXISTING LANDSCAPE TO REMAIN (SEE EXISTING LEGEND FOR TREE LEGEND)

EXISTING LANDSCAPE TO BE REMOVED (SEE EXISTING LEGEND FOR TREE LEGEND)

PROPOSED LANDSCAPE TO REMAIN (SEE PROPOSED TREE LEGEND)

PROPOSED LANDSCAPE TO BE REMOVED (SEE PROPOSED TREE LEGEND)

**PROPOSED TREE LEGEND**

CULTIVAR: CHERRY PALM

LAVANDERIA PALMS 20' - LAVANDERIA PALMS 20' TREE

LAVANDERIA PALMS 15' - LAVANDERIA PALMS 15' TREE

LAVANDERIA PALMS 10' - LAVANDERIA PALMS 10' TREE

LAVANDERIA PALMS 5' - LAVANDERIA PALMS 5' TREE

MONOCULTURE PALMS 20' - MONOCULTURE PALMS 20' TREE

MONOCULTURE PALMS 15' - MONOCULTURE PALMS 15' TREE

MONOCULTURE PALMS 10' - MONOCULTURE PALMS 10' TREE

MONOCULTURE PALMS 5' - MONOCULTURE PALMS 5' TREE

MONOCULTURE PALMS 2' - MONOCULTURE PALMS 2' TREE

MONOCULTURE PALMS 1' - MONOCULTURE PALMS 1' TREE

MONOCULTURE PALMS 0.5' - MONOCULTURE PALMS 0.5' TREE

MONOCULTURE PALMS 0.25' - MONOCULTURE PALMS 0.25' TREE

MONOCULTURE PALMS 0.125' - MONOCULTURE PALMS 0.125' TREE

MONOCULTURE PALMS 0.0625' - MONOCULTURE PALMS 0.0625' TREE

MONOCULTURE PALMS 0.03125' - MONOCULTURE PALMS 0.03125' TREE

MONOCULTURE PALMS 0.015625' - MONOCULTURE PALMS 0.015625' TREE

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MONOCULTURE PALMS 0.000030517578125' - MONOCULTURE PALMS 0.000030517578125' TREE

MONOCULTURE PALMS 0.0000152587890625' - MONOCULTURE PALMS 0.0000152587890625' TREE

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MONOCULTURE PALMS 0.000003814697265625' - MONOCULTURE PALMS 0.000003814697265625' TREE

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MONOCULTURE PALMS 0.00000095367431640625' - MONOCULTURE PALMS 0.00000095367431640625' TREE

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MONOCULTURE PALMS 0.0000002384185791015625' - MONOCULTURE PALMS 0.0000002384185791015625' TREE

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MONOCULTURE PALMS 0.0000000000582076609134674071875' - MONOCULTURE PALMS 0.0000000000582076609134674071875' TREE

MONOCULTURE PALMS 0.00000000002910383045673370359375' - MONOCULTURE PALMS 0.00000000002910383045673370359375' TREE

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MONOCULTURE PALMS 0.000000000001818989403545856474609375' - MONOCULTURE PALMS 0.000000000001818989403545856474609375' TREE

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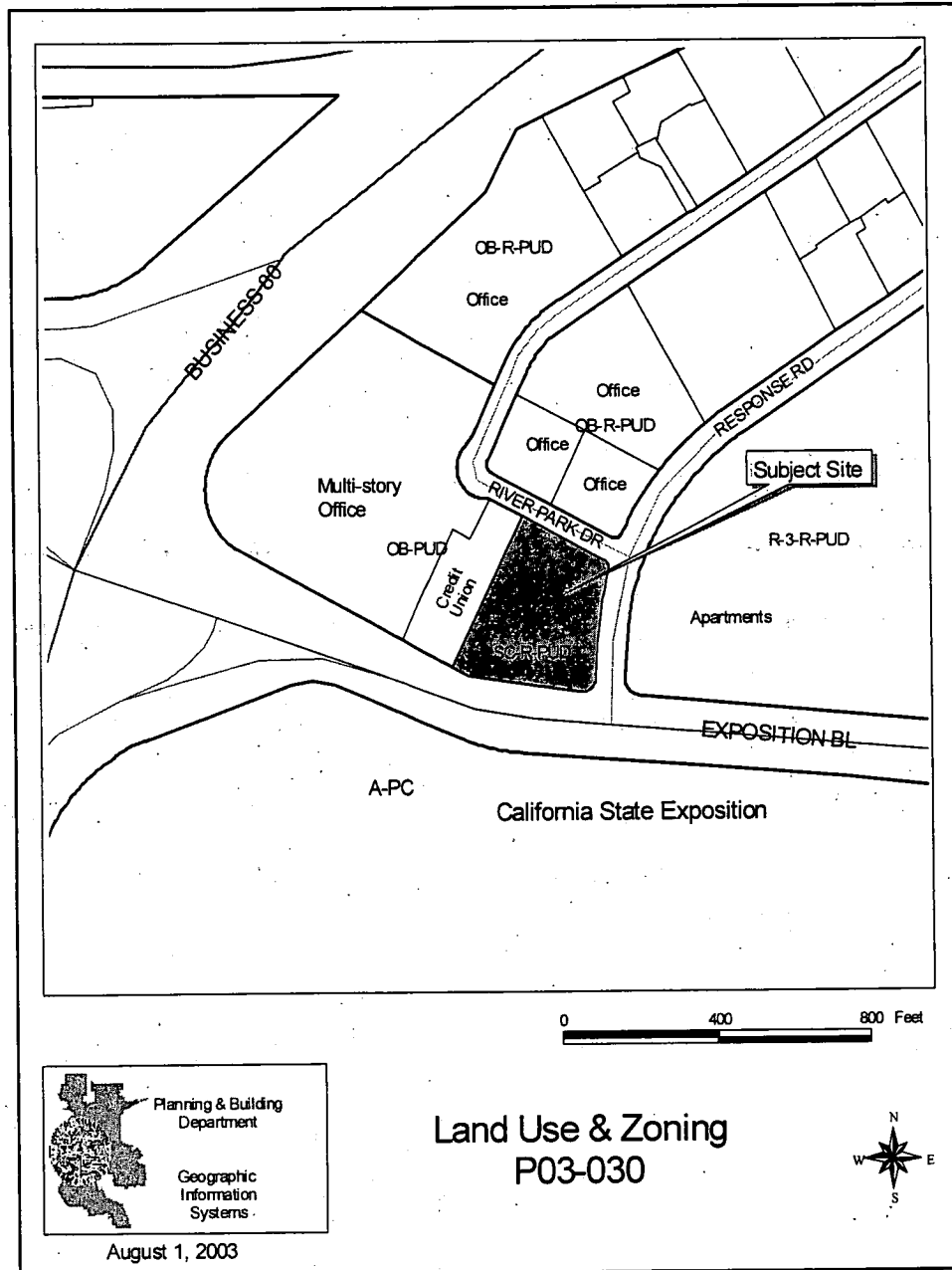
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MONOCULTURE PALMS 0.0000000000001136868377216160296780859375' - MONOCULTURE PALMS 0.0000000000001136868377216160296780859375' TREE

MONOCULTURE PALMS 0.00000000000005684341886080801483904296875' - MONOCULTURE PALMS 0.00000000000005684341886080801483904296875' TREE

MONOCULTURE PALMS 0.00000000000002842170

Attachment 2 - Land Use & Zoning Map



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4.1  
3.4

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5381  
FAX 916-264-5328

**October 20, 2003**

**PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 11-13-03**

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 2.45± ACRES FROM THE SHOPPING CENTER REVIEW PLANNED UNIT DEVELOPMENT (SC-R-PUD) ZONE AND PLACING IN THE GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE, FOR PROPERTY LOCATED AT 1375 EXPOSITION BOULEVARD. (P03-030) (APN: 277-0286-018)**

**LOCATION AND COUNCIL DISTRICT:** 1375 Exposition Boulevard, District 3

**RECOMMENDATION:** It is recommended that the item be passed for publication of title and continued to November 13, 2003.

**CONTACT PERSON:** Michael York, Assistant Planner, 808-8239  
Jeanne Corcoran, Senior Planner, 264-5317

**FOR COUNCIL MEETING OF:** November 4, 2003

**SUMMARY:** This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

**BACKGROUND INFORMATION:** This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. 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.

Respectfully submitted,

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
CITY MANAGER

Table of Contents

Ordinance

Exhibit 1 – Rezone Exhibit

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**CITY OF SACRAMENTO  
ORDINANCES**

On November 4, 2003, the following ordinance was considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of November 13, 2003. In accordance with Sacramento City Charter Section 32, the titles are herein published:

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REZONING 2.45+ ACRES FROM THE SHOPPING CENTER REVIEW PLANNED UNIT DEVELOPMENT (SC-R-PUD) ZONE TO THE GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE, FOR PROPERTY LOCATED AT 1375 EXPOSITION BOULEVARD. (P03-030) (APN: 277-0286-018)**

Anyone interested in the full text of the above ordinances may contact the Office of the City Clerk, Interim City Hall, 730 "I" Street, Room 211, phone (916) 808-5427.

**SACRAMENTO CITY COUNCIL**

**BY: VIRGINIA K. HENRY  
INTERIM CITY CLERK**

**AD NO.: 9814  
RUN ONE TIME: 11/07/03  
2 PUB PROOFS**

**ORDINANCE NO. \_\_\_\_\_**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF NOVEMBER 13, 2003

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REZONING 2.45± ACRES FROM THE SHOPPING CENTER REVIEW PLANNED UNIT DEVELOPMENT (SC-R-PUD) ZONE TO THE GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE, FOR PROPERTY, LOCATED AT 1375 EXPOSITION BOULEVARD. (P03-030) (APN: 277-0286-018)**

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

**SECTION 1**

The property generally described, known and referred to as APN: 277-0286-018 which is shown on attached Exhibit 1, consists of 2.45± acres and is currently in the Shopping Center Review Planned Unit Development (SC-R-PUD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the SC-R-PUD zone and placed in the General Commercial Planned Unit Development (C-2-PUD) zone.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

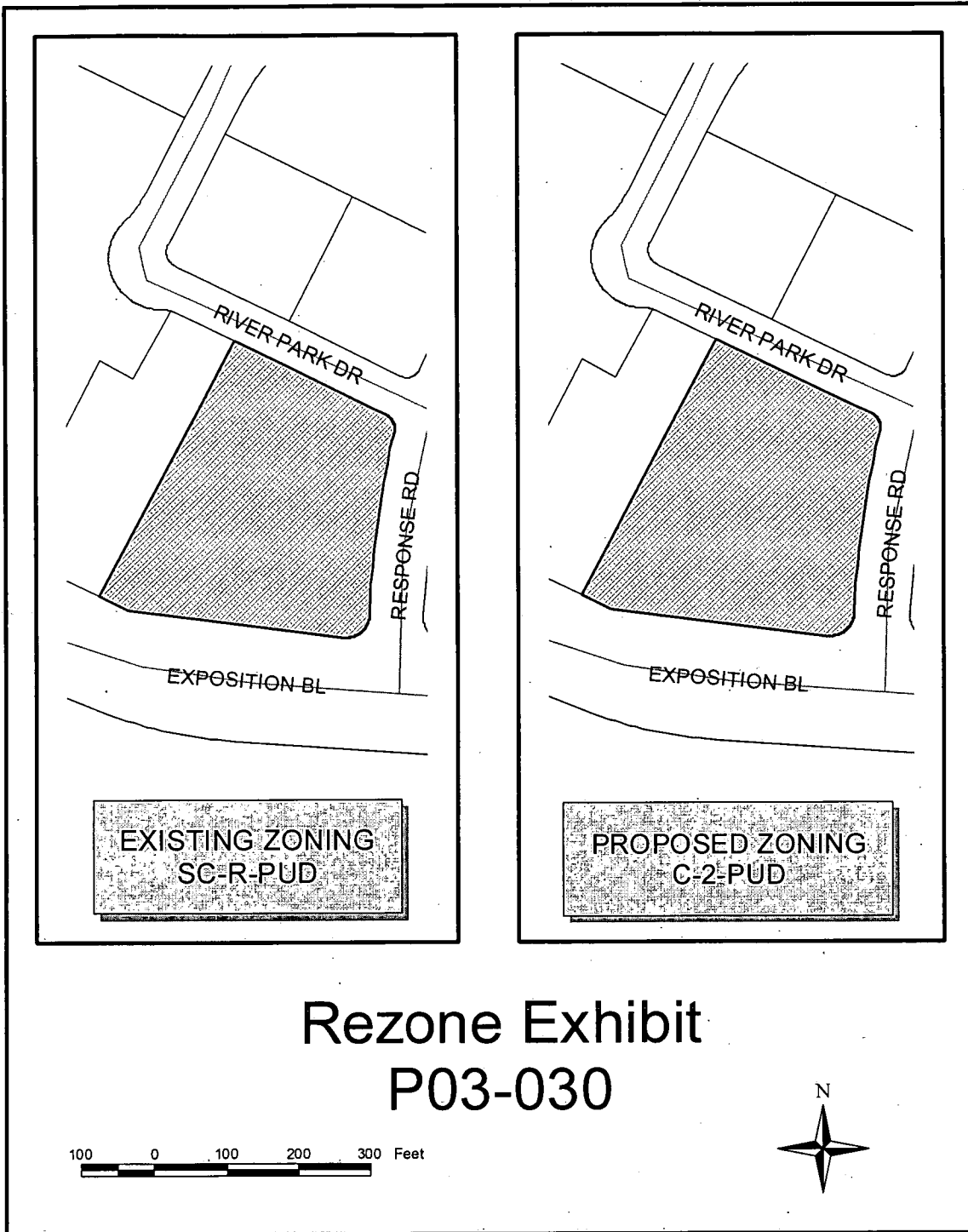
\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**  
P03-030

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_



# Rezone Exhibit P03-030

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_