

CITY PLANNING COMMISSION

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

APPLICANT	Carissimi, Rohrer, Harper Associates, 2500 Venture Oaks Way, #275, Sac, CA 95833				
OWNER	Grove Investment Co., 3184 J Airway Ave., Costa Mesa, CA 92626-4619				
PLANS BY	Carissimi, Rohrer, Harper Assoc., 2500 Venture Oaks Way, #275, Sac., CA 95833				
FILING DATE	10/30/87	ENVIR. DET.	Neg. Dec. 12/7/87	REPORT BY	PW/vf
ASSESSOR'S-PCL. NO.	001-0020-016				

APPLICATION: A. Negative Declaration

B. Special Permit to convert an existing can production plant and to develop a new building with 100 percent office use in the Heavy Industrial (M-2) zone.

LOCATION: 601 North Seventh Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing can production plant to 159,000 sq. ft. of office use, convert an existing enclosed loading platform to covered parking and to construct a new 67,500 sq. ft. office building.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Empty warehouse with enclosed loading dock

Surrounding Land Use and Zoning:

North: Industrial; M-2
South: Industrial; M-2
East : RR, Office; M-2
West : Industrial; M-2

Parking Required:	At 1:400 = 569 spaces
Parking Provided:	910 spaces
Property Dimensions:	1,060' x 558'
Property Area:	13.07+ acres
Square Footage of Building:	Existing building: 159,000 sq. ft. New building: 67,500 sq. ft.
	Total: 226,500 sq. ft.
Height of Building:	Existing: 28 ft. New: 30 ft. to parapet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete, brick, metal roofing accents
Roof Material:	Metal

001001

Exterior Building Colors: Existing building is red and beige, orange brick.
New Building to be painted to compliment existing building with matching accents.

Hours of Operation: Monday-Friday 6:00 a.m. - 6:00 p.m. (staggered work hours)

Number of Employees: Approximately 1,000 employees

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site consists of one parcel totalling 13.07[±] acres in the Heavy Industrial (M-2) zone. Both the 1974 General Plan and 1980 Central City Community Plan designates the site for industrial uses. Located on the site is an existing can production plant with enclosed loading dock. Surrounding land uses include industrial to the north, south and west and office to the east. Southern Pacific Railroad tracks run along the east property line. All surrounding zoning is M-2.

B. Proposal

The applicant is proposing to convert the existing Continental Can production plant into 159,000 sq. ft. of office space. The enclosed loading dock will be converted to covered parking for employees. A new, 67,500 sq. ft. office building is proposed to be constructed on the northern most portion of the site. Both buildings are on the same parcel. The Zoning Ordinance requires that offices occupying more than 25 percent of the gross floor area of a building which is located on a parcel in the C-4, M-1 and M-2 zones must obtain special permit approval. The purpose of the special permit review is to determine the appropriateness and compatibility of office use especially whether or not traffic problems will result due to excessive office development in these zones. The traffic generation of offices is substantially greater than warehouse uses and deemed necessary for review.

C. Site Plan and Building Design

The submitted site plan indicates the existing can production plant is situated on the northwest portion of the site. To the north of the existing building is where the proposed two-story office building is to be located (see site plan). Employee parking is proposed for the entire north, south and east perimeters of the site. Parking for visitors is provided along North Seventh Street and in an area between the two buildings. Approximately 124 spaces will be covered along the east side of the existing building by converting the existing enclosed loading dock to parking. Approximately 18 visitor spaces will also be

covered in the center area between the two buildings. Based on the City's Zoning Ordinance parking requirements for office use at 1 space per 400 gross sq. ft. of floor area. This project would require 569 spaces. The proposal indicates the project to have 910 parking spaces.

The submitted plans indicate that the applicant has incorporated Transportation Systems Management (TSM) measures into the design of the project (see floor plans). Eighty-five parking spaces have been designated as vanpool/carpool spaces. Seven passenger loading areas have been placed at various locations along the two buildings with easy access to entrances. Bicycle racks, Class I bike, lockers and showers with locker facilities are also proposed. Staff recognizes and encourages all of these TSM features. The tentative landscaping schedule on the submitted site plan indicates various deciduous and evergreen trees to be planted along property lines, North Seventh Street frontage, parking lot interiors and lawn areas. A large lawn area is proposed for the setback area along North Seventh Street. All parking lot areas indicate the 50 percent shading requirement. A more detailed final landscaping plan should be submitted prior to the issuance of final inspection by the Building Division.

Two trash enclosures are indicated on the site plan. Both trash enclosures should meet the City's trash enclosure guidelines.

The applicant has submitted elevations for both the existing building and the proposed new building. The existing can production building is a long one-story structure with brick exterior and metal roofing. The new building is a two-story structure to be constructed of concrete with metal roofing accents and brick columns at canopies. The new building will be painted to compliment existing building with matching accents. Both buildings will utilize windows as an exterior features. Staff finds the new building to be compatible with the existing structure and that both building's exterior elevations are appropriate for the site.

D. Assessment District

To relieve the traffic impacts associated with the increased intensity of development in the Richards Boulevard area, a Richards Boulevard Assessment District is being formed. The boundary lines for the district are expected to be approximately the Sacramento River, American River, 16th Street and the Southern Pacific Railroad tracks. The subject site falls within these boundaries. Further, the applicant has been working with the City's Public Works Department on the formation of the assessment district. However, based on existing circulation problems, the Public Works & Planning staff believes that continued intensification of the area cannot be allowed until area wide improvements are made. As a form of guarantee that some level of improvement will be made the applicant has agreed to give the City a

financial commitment in the amount of \$200,000.00 to be utilized if an assessment district is not formed in a reasonable time.

E. Agency Review

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Building Inspection and Real Estate Division, the City's TSM Coordinator and the Public Works Director. The following comments were received:

Traffic Engineering

- 1. Construct cul-de-sac at the termination of public right-of-way.
- 2. Driveway to visitor parking is to be perpendicular to North Seventh Street.

TSM Coordinator

Major projects requires Transportation Management Plan prior to issuance of permit. The following items are recommended as part of the plan:

- | | | |
|---|---|--------------|
| 1. Showers and lockers | - | 2.5 percent |
| 2. Transportation Coordinator | - | 2.5 percent |
| 3. Vanpool/Carpool preferential parking | - | 2.5 percent |
| 4. Flexitime | - | 2.5 percent |
| 5. Transit pass subsidy | - | 2.5 percent |
| 6. Transit operating subsidy | - | 2.5 percent |
| | | 15.0 percent |

Public Works Director

The Public Works Director's comments have previously been stated in the discussion on the assessment district.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has issued a Negative Declaration with the following conditions.

Conditions

1. The new office building conflicts with an existing overhead, 21 KV power line. The applicant shall relocate the power line to the satisfaction of SMUD prior to issuance of a building permit for the new building.
2. The applicant shall grant to SMUD all necessary easements for new power facilities and the relocated 21 KV power line.
3. The applicant shall comply with the following TSM measures:
 - o provision of transit pass subsidy as an employee benefit.
 - o reduce reserved employee parking spaces.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratification of the Negative Declaration.
- B. Approve the Special Permit request, subject to conditions and based upon Findings of Fact which follow:

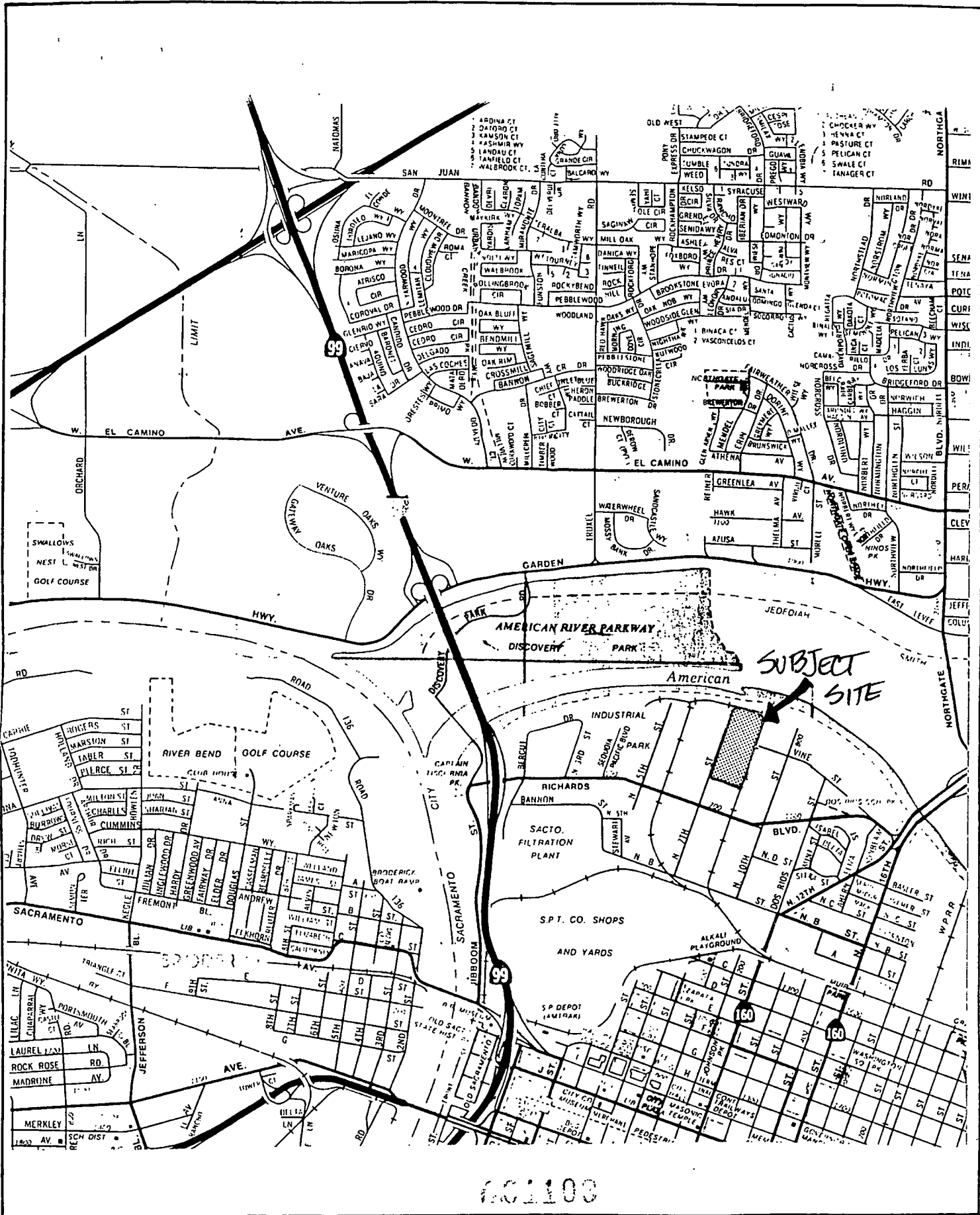
Conditions - Special Permit

1. The applicant shall adhere to the attached submitted plans.
2. The applicant shall submit a final landscape plan for review and approval prior to final inspection by the Building Division.
3. The applicant shall submit a sign program for review and approval by the Planning Director prior to issuance of sign permits.
4. The applicant shall submit a Transportation Management plan for review and approval by the City's TSM Coordinator prior to issuance of building permit.
5. Prior to issuance of building permits, the applicant shall give the City a financial guarantee, acceptable to the Public Works Director and City Attorney in the amount of \$200,000 to be utilized for area wide improvement, should an assessment district not form within a reasonable time.

6. The applicant shall relocate the existing overhead 21 KV power line, which is located over the proposed office building, to the satisfaction of SMUD and the City Department of Planning and Development.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. Adequate parking and access will be provided.
 - b. The proposed use is compatible with adjacent industrial and commercial uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor to neighboring properties in the vicinity, in that:
 - a. Adequate parking and landscaping will be provided.
 - b. The applicant will participate in the formation of the Richards Boulevard Assessment District.
 - c. The applicant will submit a Transportation Management Plan to mitigate traffic impacts.
3. The project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Industrial uses by the 1980 Central City Community Plan and the proposed office use conforms with the plan designation.



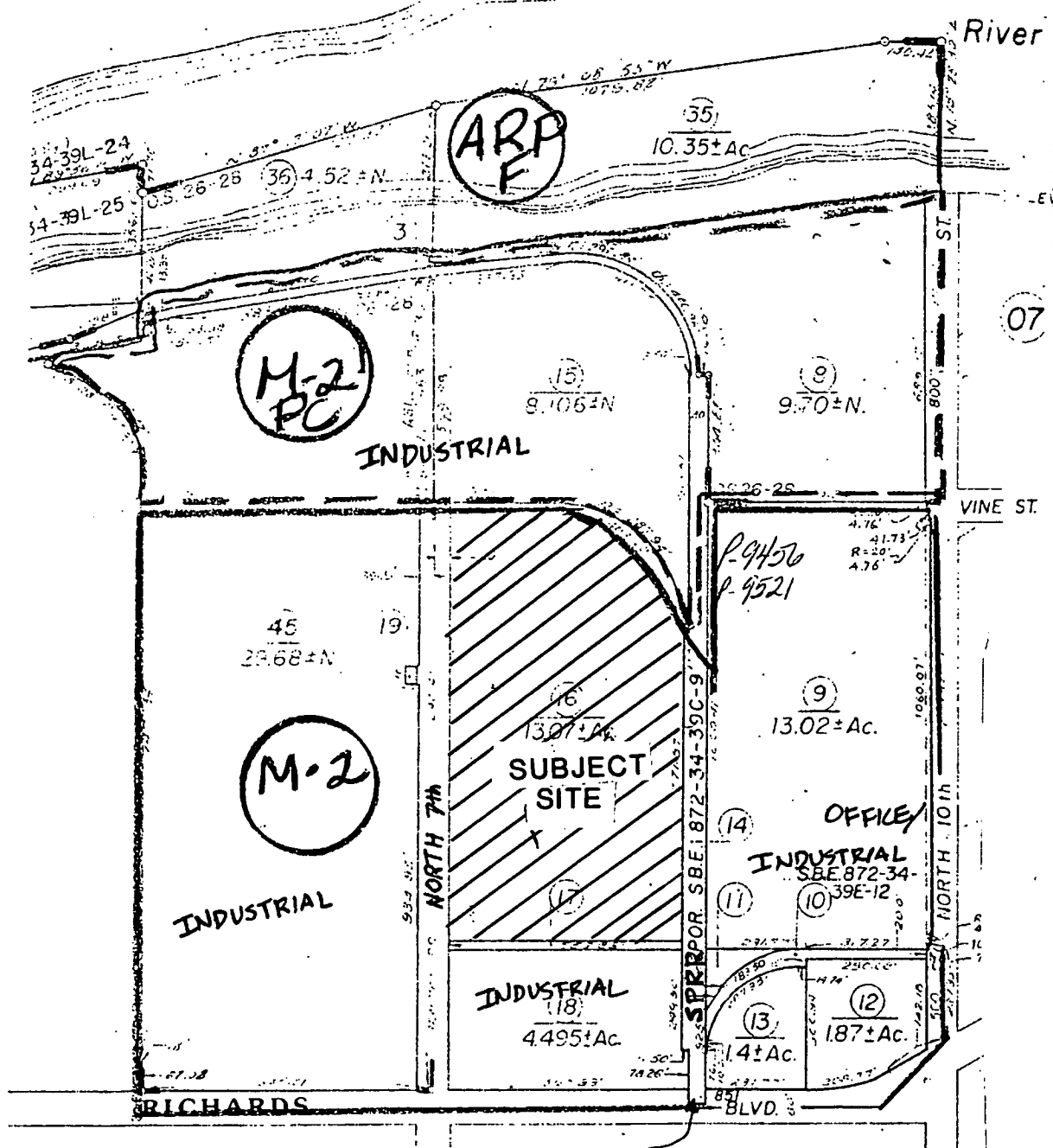
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VICINITY MAP

P87-459

1/14/88

TTEM NO. 14



1104

LAND USE & ZONING MAP

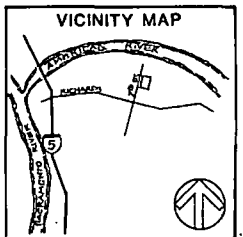
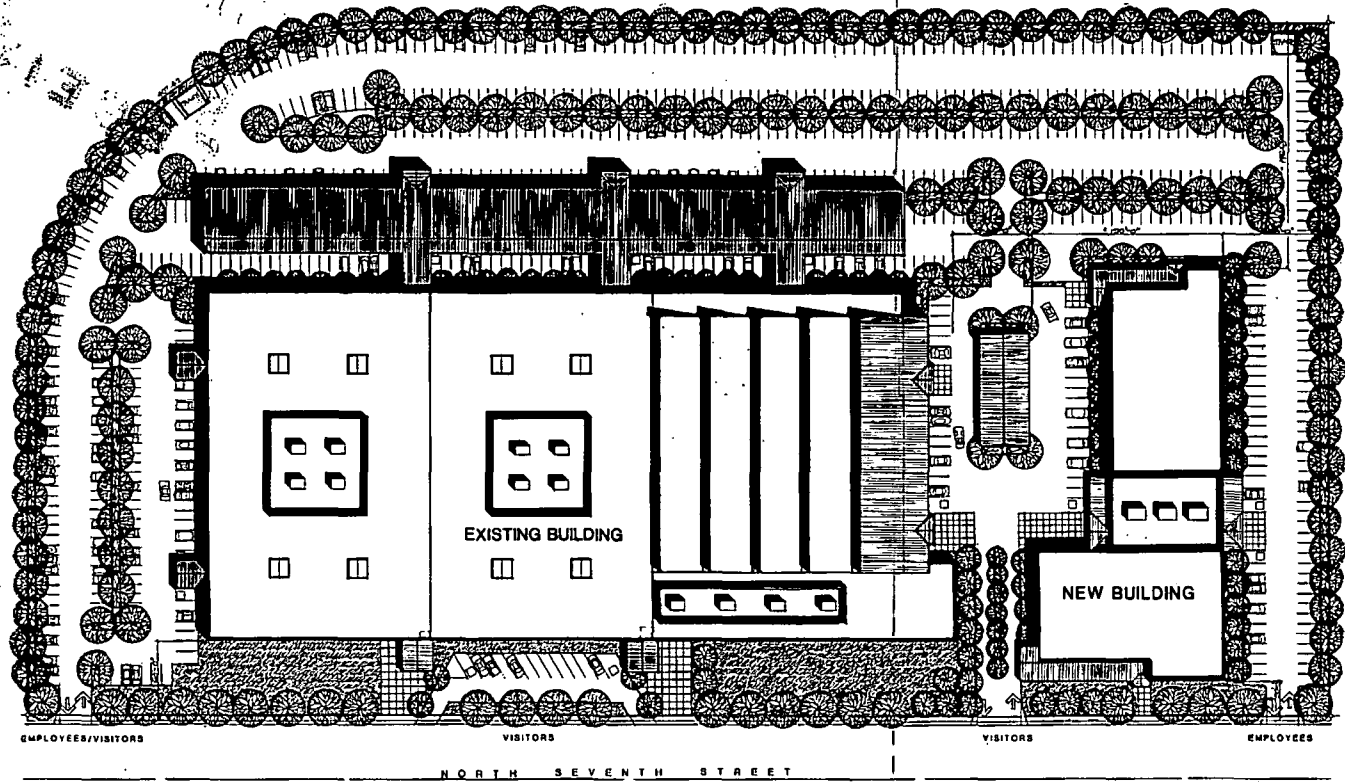
187-459

1-14-88

601105

#14

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PROJECT DATA

SITE AREA	13.67 ACRES
ZONING	M-2 (OFFICE)
TOTAL GROSS FLOOR AREA	128,000 S.F.
EXISTING BUILDING	128,000 S.F.
NEW BUILDING	17,000 S.F.
PARKING REQUIRED @ 1 CAR	300 SPACES
PARKING PROVIDED @ 0.25	330 SPACES
120 STANDARD (12' x 18')	
50 COMPACT (8'6" x 12')	
10 HANDICAP (8' x 12')	
BICYCLE PARKING REQUIRED @ 1:1	130 SPACES
CLASS 1 LOCKERS	30
SHOES OF PARKING LOTS	300

TENTATIVE LANDSCAPING SCHEDULE

STREET FRONTAGE:
 TREES: PLANTED AT 10' SPACING (10' x 10' MINIMUM) (10' x 10' MINIMUM) (10' x 10' MINIMUM)
 REDWOOD EVERGREENS IN LAWN AREA
 SHRUBS: PLANTED AT 10' SPACING AT BUILDING
 DISTANCES AND AT VISITOR ENTRANCE (10' x 10' MINIMUM)
 JAPANESE MAPLE (10' x 10' MINIMUM) (10' x 10' MINIMUM) (10' x 10' MINIMUM)
 PROPERTY LINE:
 CAR OR SIMILAR FAST GROWING EVERGREEN SCREENING
 10' x 10' MINIMUM

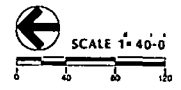
PARKING LOT OUTSIDE:
 SHRUBS AND (10' x 10' MINIMUM) TYPICAL
 BLACKWOOD ACACIA (EVERGREEN) AT ENDS OF PARKING ROWS
 JAPANESE MAPLE (10' x 10' MINIMUM) AT ENDS OF BOTH BUILDINGS

NOTES: LAWN AREA AT STREET FRONT TO ALLOW FOR SCALE FACILITY



1

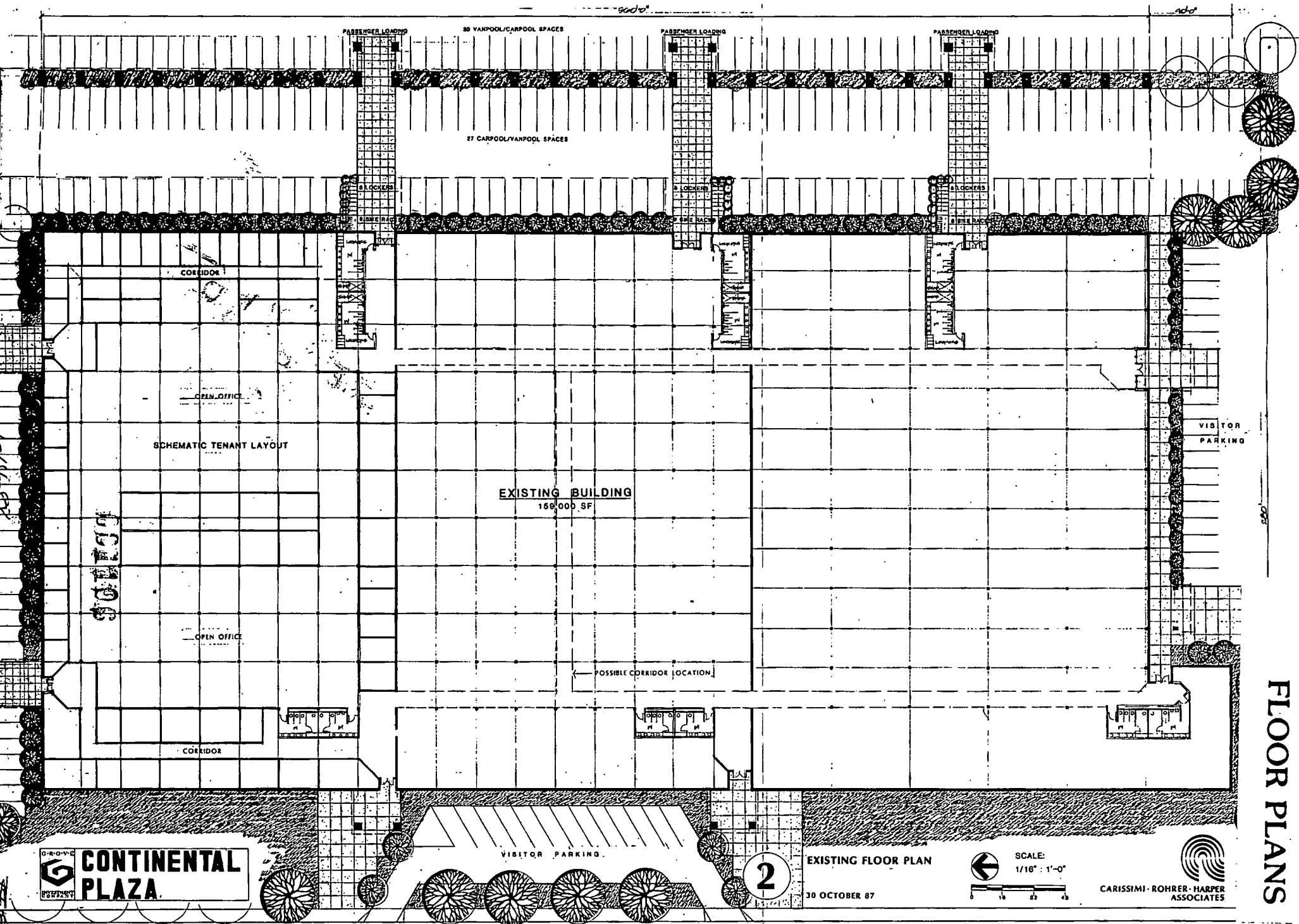
SITE PLAN
30 OCTOBER 87



CARISSIMI-ROHRER-HARPER ASSOCIATES

SITE PLAN

201



GROVE
PORTLAND
CONTINENTAL PLAZA

VISITOR PARKING

2

EXISTING FLOOR PLAN

30 OCTOBER 87

SCALE:
 1/16" = 1'-0"
 0 10 20 40

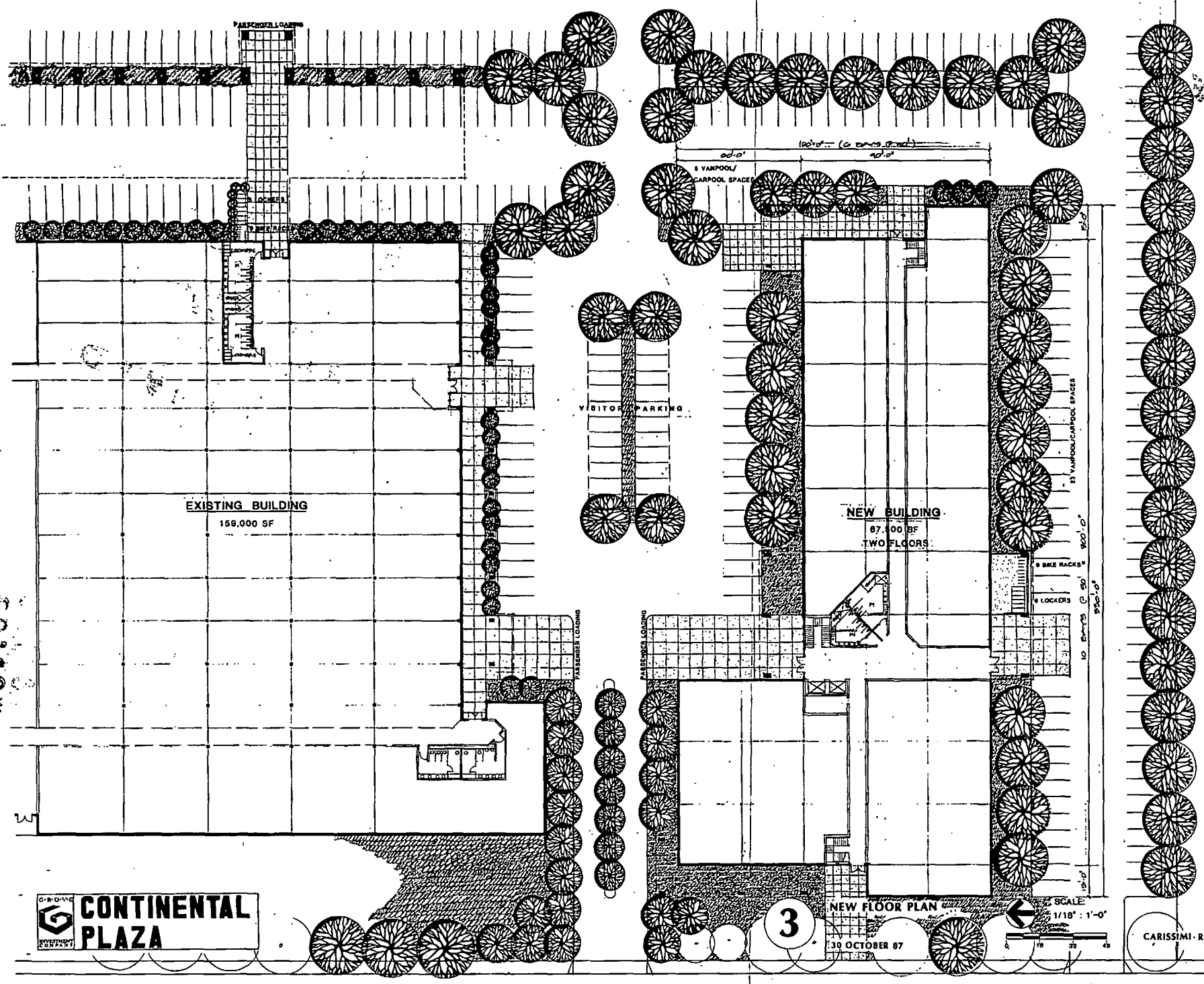
CARISSIMI-ROHRER-HARPER
 ASSOCIATES

FLOOR PLANS

109-450

1-14-88

001107



CONTINENTAL PLAZA

3

NEW FLOOR PLAN
30 OCTOBER 87

SCALE:
1/16" = 1'-0"

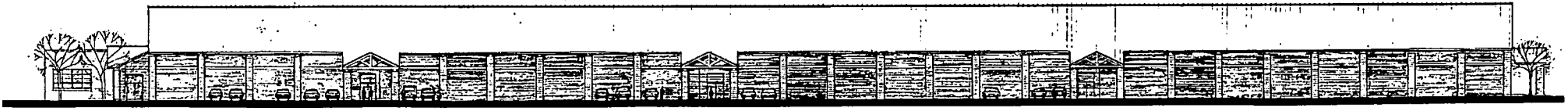
CARISSIMI - ROHRER - HARRIS ASSOCIATES

FLOOR PLANS

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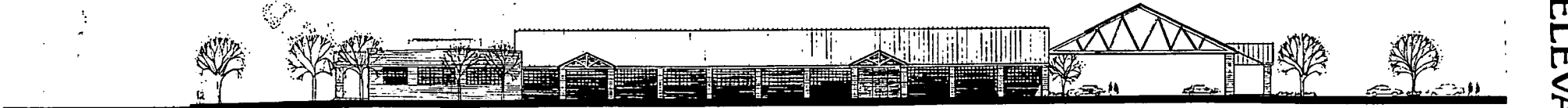


NORTH ELEVATION



EAST ELEVATION

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SOUTH ELEVATION

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WEST ELEVATION

ELEVATIONS

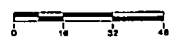

CONTINENTAL PLAZA
 UNIVERSITY COMPANY

4

ELEVATIONS

30 OCTOBER 87

SCALE:
1/16" = 1'-0"




 CARISSIMI-ROHRER-HARPER ASSOCIATES

11/11

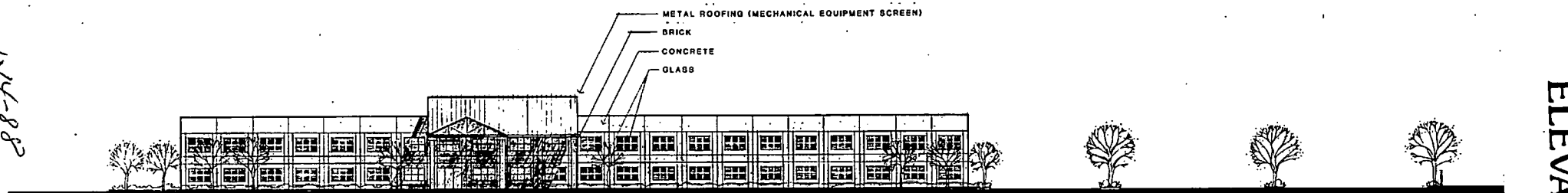
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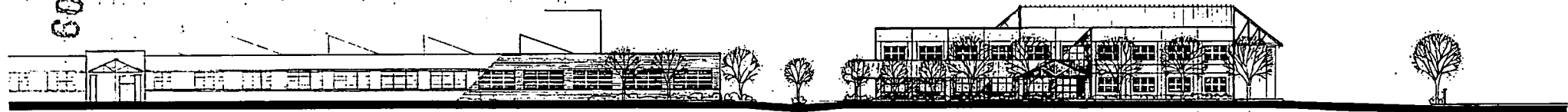
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1-14-88


601109

ELEVATIONS

 **CONTINENTAL PLAZA**

5

ELEVATIONS
30 OCTOBER 87

SCALE:
1/16" = 1'-0"



CARISSIMI · ROHRER · HARPER
ASSOCIATES

11/14



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SPECIAL PERMIT MODIFICATION
(87-459)

APPLICATION: Modification of Special Permit to convert an existing can production plant and to construct a new building with 100 percent office in the Heavy Industrial (M-2) zone.

LOCATION: 601 North 7th Street (APN: 001-0020-016)

Background Information: On January 14, 1988 the City Planning Commission approved a special permit to allow 226,500± square feet (100%) of office in the heavy industrial (M-2) zone (P87-459). The project included a 159,000± square foot warehouse conversion and the construction of an additional 67,500 square foot office building.

Applicant's Proposal The applicant is requesting to modify the site plan by moving the proposed 67,500± square foot building 12 feet to the east.

Staff's Analysis The applicant has requested to move the proposed 67,500± square foot office building 12 feet to the east. Sacramento Housing and Redevelopment Agency (SHRA) is proposing to convert North 7th Street to a 200 foot right-of-way. This street widening plan has come about in conjunction with the planning for the Southern Pacific site. Staff has no objections to this request. The existing building is located 60 feet from the front property line, in moving the new building 12 feet to the east the new building will be 42 feet from the front property line. On the approved plans a 10 foot concrete apron around the building was indicated on the plans. On the proposed plans the concrete apron has been reduced to two feet on the east elevation.

Required parking for the site is 569 parking spaces the original plans had 910 parking spaces provided. The applicant proposes no change in parking with the relocation of the building.

Recommendation Staff recommends approval of the Special Permit Modification subject to the following conditions:

1. The applicant shall adhere to the previously approved plans, except for the location of the new building, which will be located 42± feet from the front property line.
2. The applicant shall adhere to the conditions of the previously approved report (P87-459).

3. The applicant shall relocate the existing overhead 21 KV power line, which is located over the proposed office building, to the satisfaction of SMUD and the City Department of Planning and Development.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

4-29-91
Date

Recommendation Approved By:

Wilfred Weitman
for Marty Van Duyn, Planning Director

4-29-91
Date