



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
February 28, 2008

Members of the Planning Commission

Subject: Bicentennial Circle Office Building. A request to construct a 9,490 square foot office/storage building in the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development. (P07-129)

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332.
- B. PUD Guidelines Amendment to the Seven Lakes PUD to allow the minimum parking ratio outlined in Zoning Code section 17.64.020 of 1 space per 400 square feet.
- C. Plan Review Major Modification to construct a 9,490 square foot office/storage building within the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development.

Location/Council District:

20 Bicentennial Circle, Sacramento, CA 95826

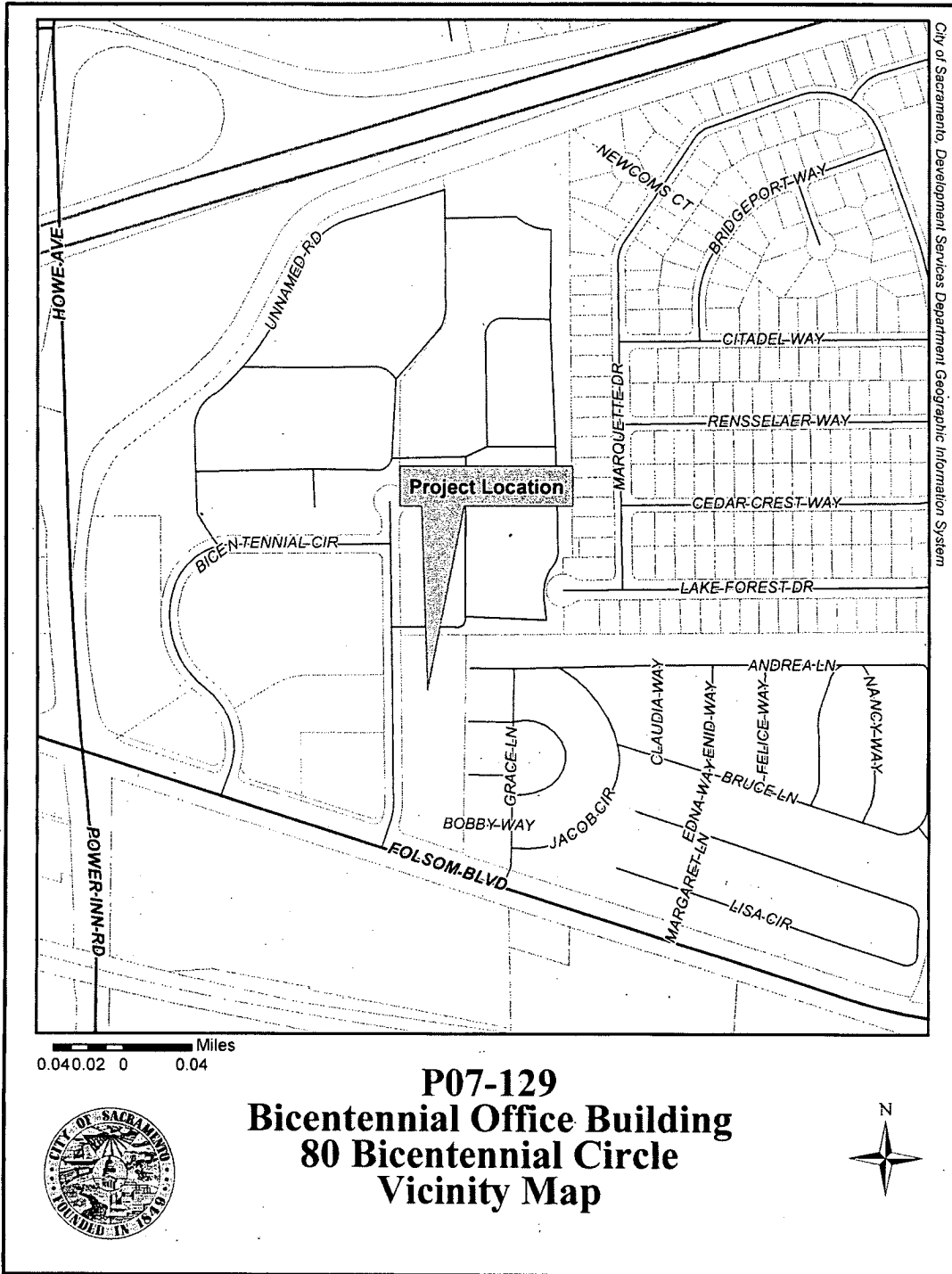
Assessor's Parcel Numbers: 079-0420-006

Council District 6

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A, B, and C above, and its decision may be appealed to City Council.

Contact: Heather Forest, Associate Planner, (916) 808-5008 and Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant: Michael Buschow, GPA Architecture, 2016 P Street, Sacramento, CA 95814



City of Sacramento, Development Services Department Geographic Information System



**P07-129
Bicentennial Office Building
80 Bicentennial Circle
Vicinity Map**

Subject: Bicentennial Circle Office Building (P07-129)

February 28, 2008

Owners: Dreyer, Babich, Buccola & Callaham, LLC. 20 Bicentennial Circle, Sacramento, CA 95826

Members of the LLC: Roger Dreyer, Bob Buccola, and Joe Babich.

Summary: The applicant is requesting the approval of entitlements to allow the construction of a 9,490 square foot office/storage building in the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development. At the time of writing the report, **there are no outstanding issues associated with the project.**

Table 1 Project Information
General Plan designation: Neighborhood Commercial & Office
PUD designation: Office
Existing zoning of site: General Commercial (C-2-PUD)
Existing use of site: Law office and associated parking lot
Property area: 2.8± acres

Background Information:

The Seven Lakes Planned Unit Development (PUD), associated PUD Guidelines, and PUD Schematic Plan were approved by the Planning Commission on June 23, 1977. The original PUD was comprised of residential, commercial, and office land uses. The PUD Schematic Plan initially depicted commercial land uses on the project site however; a PUD Schematic Plan Amendment for the project site was approved by City Council on October 27, 1981, which resulted in the depiction of office land uses. Concurrently, the City Council approved a Plan Review to construct a two story office building, approximately 39,320 square feet in size. The office building and associated parking lot were subsequently constructed. In October 2002, a Zoning Administrator Minor Modification for a façade remodel of the office building was approved and the existing office building reflects these improvements. The site is presently owned and occupied by the law firm of Dreyer, Babich, Buccola & Callaham, LLP.

The current request includes entitlements to allow the development of a new two story office/storage building, which would also be utilized by the law firm. The applicant has stated that the proposed two story, 9,490 square foot office/storage building would provide additional office space as well as four (4) "auto bays" in which case evidence would be stored.

Public/Neighborhood Outreach and Comments:

The project was routed to the College Glen Neighborhood Association and all property owners within a 500-foot radius of the project site. The College Glen Neighborhood

Association stated that they had no comments regarding the proposed project and City staff has not received any other comments regarding the project.

Environmental Considerations:

The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Section number 15332 (Class 32 Infill Development) which consists of a project that is consistent with the General Plan and zoning regulations, is located within the City limits, is located on a project site of not greater than five acres in size substantially surrounded by urban uses and that has no habitat value, will not have significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by utilities and public services.

The City of Sacramento's Environmental Planning Services (EPS) has determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA Section 15332) due to the consistency with applicable policies and regulations as an infill project.

Policy Considerations:

General Plan:

The project site is designated as Community Neighborhood Commercial & Offices in the General Plan. The following General Plan Goals and Policies would be furthered by approval of the proposed project:

Commerce and Industry Land Use Element, Overall Goal D, Sec 4-1

Promote economic vitality and diversification of the local economy.

Commerce and Industry Land Use Element, Regional Commercial and Office Areas, Goal A, Policy 1, Sec 4-16

Assist public and private interests in developing strategies for attracting and retaining major office users inside the City of Sacramento.

The proposed project is consistent with the General Plan goals and policies to promote economic vitality by providing an office site to retain a major office user within the City of Sacramento.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

- The project utilizes existing assets of infrastructure and public facilities to promote site re-use while maintaining important qualities of community character (pg. 3).
- The project promotes designs that are compatible with the scale and character of the surrounding area (pg. 3).

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

Sacramento General Plan Smart Growth Principles: The proposed project is located within an existing office/commercial PUD, directly north of the Power Inn Light Rail Station. The project would be surrounded by similar office land uses, and provide employment opportunities compatible with the surrounding area. The project promotes a number of the General Plan Smart Growth Principles in that the project concentrates new development and target infrastructure investments within the urban core of the region, as well as providing a variety of potential transportation choices.

Project Design:

Land Use:

PUD Guidelines Amendment

The applicant is requesting to amend the parking standards for Office land uses within the Seven Lakes Planned Unit Development Guidelines. The applicant is requesting a change in the parking standards because development of the proposed 9,490 square foot two story office/storage building would eliminate thirty three (33) onsite parking spaces.

When adopted in 1978, the Seven Lakes PUD Guidelines stipulated at least one (1) parking space per 225 square feet of gross floor area for office uses. The project site was developed using the original standards and thus, the project site consists of a 39,320 square foot two story office building with 180 parking spaces. City Zoning Code section 17.64.020 stipulates a minimum 1 parking space per 400 square feet of gross floor area for office uses, with a maximum of 1 parking space per 275 square feet of gross floor area for office uses. The applicant is requesting to amend the PUD parking standards to that of the City Zoning Code, so that with the addition of the new building the total onsite parking requirement would be a minimum of 122 spaces, and the actual number of parking spaces provided on site being 147.

Table 2		
Parking Requirement Analysis		
	Existing Parking Ratio of 1 Space per 225 Gross Square Feet	Zoning Code Section 17.64.020 Parking Ratio of 1 Space per 400 Gross Square Feet
Existing 39,320 Square Foot Office Building	$39,320/225 = 175$ Spaces Minimum	$39,320/400 = 94$ Spaces Minimum
Existing 39,320 Square Foot Office Building + Proposed 9,490 Square Foot Office Building	$48,810/225 = 217$ Spaces Minimum	$48,810/400 = 122$ Spaces Minimum

Table 3		
On Site Parking Space Changes		
Total Existing Parking Spaces	Parking Spaces Proposed to be Eliminated	Total Proposed Parking Spaces
180	33	147

City staff supports the requested PUD Guidelines Amendment as the original parking standards resulted in an overabundance of parking for office land uses. In addition, since the adoption of the Seven Lakes PUD, the Regional Transit Light Rail has begun service directly across the street from the PUD, providing an alternative means of transportation from the automobile to and from the project site.

Plan Review Major Modification

The applicant is requesting a Plan Review Major Modification to develop the proposed 9,490 square foot two story office/storage building within the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development. The project is required to meet the following findings for development within a PUD:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed office development is a use that is consistent with the Community Neighborhood Commercial & Offices land use designation and applicable policies related to office development.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Staff have reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The design of the project complies with applicable setback, lot coverage, density, height and parking regulations.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed building will adhere to all applicable zoning and building code requirements and will complement adjacent developments; therefore, the proposal will not pose a threat to the public health nor be injurious to the surrounding area.

Access, Circulation and Parking:

Vehicle Parking: As stated previously, the parking requirement will be calculated at a minimum of 1 space per 400 gross square feet for office land uses. Therefore, the total parking required is 122 spaces, and the applicant proposes to provide 147 spaces, meeting the requirement.

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide a minimum of 7 bicycle parking spaces (four Class I bicycle parking spaces and three Class I, II or III bicycle parking spaces). The attached site plan does not identify bicycle parking locations. The project will be conditioned to provide bicycle parking spaces shall be located near the entrances of buildings.

Access: The project has two ingress/egress driveways along the east side of Bicentennial Circle. Development Engineering has reviewed the site plan and has no objections to site access.

Pedestrian Circulation: Off-site pedestrian access is provided to the site via sidewalks bordering the parcel along Folsom Boulevard and Bicentennial Circle. An upgraded walkway and employee courtyard adjacent to Folsom Boulevard are also proposed. However, a wrought iron fence and gate around the courtyard area is planned, for the use of the employees.

Setbacks, height and bulk:

The Seven Lakes PUD Guidelines do not contain specific development standards different than those laid out in the Zoning Code. As shown in the table below, the existing office building and the proposed office/storage building meet or exceed the requirements for setbacks, height and bulk.

Standard	Required	Proposed	Deviation?
Height	35'	32'6" to top of mechanical screen	no
Front setback	25'	50'+	no
Interior side setback	22'5"	45'+	no
Street side setback	5'	25'+	no
Rear setback	0'	60'	no

Building design, signage and landscaping:

The proposed two story office building would have cement plaster finished exterior walls with a tinted gray glass storefront window system. The exterior color scheme consists of beige and sage wraparounds with white accent bands and trim. A mechanical equipment screen is proposed for the top of the building, comprised of the same exterior building materials and colors. The ground level floor of the building would have four (4) auto bays at both the east and west elevations. The exterior doors of the auto bays would consist of the bottom two rows of aluminum panels and the top two rows of gray tinted glass. The applicant has stated that the ground floor area would be used to store case file evidence. The second floor is proposed for general office uses.

As part of the proposed application, an updated and enlarged patio/courtyard is proposed adjacent to the existing office building, along Folsom Boulevard. The courtyard would be comprised of stained concrete, stepped berms with landscaping, and a perimeter wrought iron fence with gate.

All signage will be required to comply with the City of Sacramento Signage Ordinance standard. The applicant has not submitted a sign for the new building, and the project will be conditioned so that any new signs are subject to the review and approval by the Development Services planning manager prior to the issuance of any building permits.

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot at least 50% of the parking area will be shaded. The site plan shows sufficient landscaping areas in which the required landscaping can be placed. The project will also be conditioned so that the parking lot shading requirement will be met.

The submitted plans indicate that the existing trash and recycling enclosure is located at the northeastern corner of the parking lot. Staff notes that the existing trash enclosure is comprised of a slatted chain link fence. Trash enclosures are required to comply with City standards for design and size described in Chapter 17.72.040 of the City Code. These regulations require receptacles to be masonry with landscaping, screened from public view, and trash and recycling collection areas to be adjacent to one another. Staff will condition the project to comply with the City standards, resulting in an updated trash enclosure area.

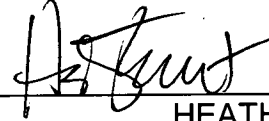
Recommendation:

Staff finds that the proposed development is consistent with the General Plan Designation of the site as Community Neighborhood Commercial & Offices and the Seven Lakes Planned Unit Development Guidelines for Office land uses. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage; the property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements; and the development not be detrimental to the public welfare nor result in the creation of a public nuisance in that: 1) The project use is compatible with the uses in the vicinity of the project site; 2) Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and 3) The architectural designs of the proposed buildings are consistent with the PUD Guidelines. Therefore, staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1.

Subject: Bicentennial Circle Office Building (P07-129)


February 28, 2008

Respectfully submitted by:



HEATHER FOREST
Associate Planner

Recommendation Approved:



STACIA COSGROVE
Senior Planner

Recommendation Approved:



GREGORY BITTER
Principal Planner

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Attachment 1 – Proposed Findings and Conditions

Findings of Fact

A. Environmental Determination: Exemption:

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under CEQA Guidelines Section 15332, Infill Exemption of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to construct an approximately 9,490 square foot office/storage building in the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development.

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

B. The PUD Guidelines Amendment to the Seven Lakes PUD to allow the minimum parking ratio outlined in Zoning Code section 17.64.020 of 1 space per 400 square feet is **approved subject to the following Findings of Fact:**

1. The PUD amendment conforms to the General Plan goals and policies related to Community Neighborhood Commercial & Offices land uses;
2. The PUD amendment does not change the type or intensity of land use on the subject property;
3. The PUD amendment meets the purposes and criteria stated in the City Zoning Ordinance to promote an integrated and well-designed development; and
4. The PUD amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development in that the project will be subject to all applicable development standards within the Zoning and Building codes.

C. Plan Review Major Modification to construct a 9,490 square foot office/storage building within the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development is **approved based upon the following findings or fact and Conditions of Approval:**

1. The proposed development is consistent with the Seven Lakes Planned Unit Development Guidelines;
2. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage;
3. The property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements;
4. Granting the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural designs of the proposed buildings are consistent with the PUD Guidelines.

Conditions of Approval

C. Plan Review Major Modification to construct a 9,490 square foot office/storage building within the General Commercial (C-2-PUD) zone of the Seven Lakes Planned Unit Development is subject to the following conditions:

PLANNING:

C1. Development of this site shall be in compliance with the attached exhibits (Exhibits A through F), except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

C2. Obtain all necessary building permits prior to construction.

C3. Comply with all applicable conditions of the Seven Lakes Planned Unit Development.

C4. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

C5. Lighting:

- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
- b. All open parking lots shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.
- c. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least seventy-five one-hundredths minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
- d. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.

C6. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.

C7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity to public view.

C8. The applicant shall submit a sign program identifying all project signage for review and approval by the Development Services planner manager. Sign permits shall be required for all new signage.

C9. All building numbers and street addresses shall be clearly visible from all public or private access streets. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.

C10. The existing trash enclosure shall be modified to comply with Zoning Code Section 17.72.040, so that the receptacles are comprised of masonry block with landscaping, screened from public view, and trash and recycling collection areas to be adjacent to one another.

DEVELOPMENT ENGINEERING:

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a

smoother plan check process after project approval.

C11. Construct standard 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 Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

C12. Existing driveways shall be re-designed and re-constructed (if necessary) to meet current City Standards to the satisfaction of the Development Engineering Division.

C13. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

C14. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

C15. 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 Development Engineering Division.

FIRE:

C16. All turning radii for fire access shall be designed as 35' inside and 55' outside.

C17. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

C18. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3rd Flr, 915 I St. OR 300 Richards Blvd, Sacramento, CA 95814)

C19. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)

C20. Provide appropriate Knox access for site.

C21. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

C22. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. City Code that will provide Amendments to Article 9, Section 903, is forthcoming.

C23. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
D1.

BUILDINGS:

C24. According to 2007 CBC, section 503.1.2, two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the height of each building and the aggregate area of the buildings are within the limitations of Table 503 as modified by sections 504 and 506. When plans are submitted for a building permit, an architect shall provide design analyses for the new building based on the above code requirement or section 507 for unlimited area buildings.

C25. An architect shall provide information if a new mixed use building is designed as building with non-separated occupancies or a building with separated occupancies, 2007 CBC sections 508 and 509.

C26. If parking is provided on the ground floor, an accessible parking is required per section 1129B.

ADVISORY NOTES – UTILITIES DEPARTMENT:

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
2. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
3. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

ADVISORY NOTES – PARKS PLANNING, DESIGN & DEVELOPMENT:

4. As per City Code, the applicant will be responsible to meet his/her obligation regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,328. This is based on 5060 square feet of commercial office and ancillary uses at the commercial office rate of \$0.46 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

ADVISORY NOTES – POLICE:

Landscaping

5. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night. Maximum height for shrubs is 36" and lowest tree branch should be at least 6' up from the ground.

Doors

6. Employee / pedestrian, unit entry, storage, linen, laundry, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.

7. A 180 degree viewing device (or peephole) shall be installed in office, administration, delivery, and any other exterior entry doors to screen persons before allowing entry.

8. Outside hinges on all exterior doors shall be provided with non-removable pins when pintype hinges are used or shall be provided with hinge studs, to prevent removal of the door.

9. Exterior doors into hallways and doors leading into stairwells shall have self locking (dead latch) devices allowing egress to the exterior of the building or stairwell but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.

10. Exterior doors into buildings and doors leading into stairwells shall be equipped with self-closing devices.

11. Locate door locks a minimum of 40 inches from adjacent windows where possible.

Windows

12. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).

13. The sliding portion of a sliding glass window shall be on the inside track.

14. Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.

15. Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.

Numbering

16. The address number of every commercial building (exterior) shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than ten inches in height and of a color contrasting with the background.

17. Each individual unit (office or auto bay) within the building shall display a prominent identification number not less than six inches in height, which is easily visible to pedestrian traffic on site.

Interior Lighting

18. Stairwell, hall, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.

Alarms

19. The alarm systems must be approved by the Sacramento Police Department's Alarm Unit.

Special Security Measures

20. Establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C".

21. The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.

22. The cash register area shall be covered by a CCTV system with a recorder.

General Site Conditions

23. Use sidewalks, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits.

24. Use fences, walls or landscaping to prevent and or discourage public access to or from dark and unmonitored areas.

25. Entrances should be clearly visible to patrol and the public and held to a minimum number.

26. Security lighting must be provided for courtyards and entryways.

27. External lighting requirements should consider general lighting level of .50 - 1 foot-candle minimum maintained at ground level and fixtures should be equipped with vandal-resistant covers.

28. Clear Metal Halide lighting is recommended.
29. All required exterior lighting shall be equipped with vandal resistant covers/lenses and should be on from dusk till dawn.
30. Elevators shall be equipped with a convex mirror to allow surveillance of the interior prior to entry into the car.
31. The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person shall be provided to patrol the project after normal working hours during all phases of construction, and adequate security lighting shall be provided to illuminate vulnerable equipment and materials.
32. The applicant shall post the property "No Trespassing" and must include on the sign (602 k pc and the Sac. City Code).
33. No public telephone shall be installed or maintained on the exterior of the premises.
34. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
35. All dumpsters must be kept locked.
36. The applicant shall agree to a "good neighbor policy." The "good neighbor policy" shall require that if any significant problems arise and the city receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.
37. Restrict access to roofs by way of dumpsters, loading docks, stacked items, etc.
38. Use interior shelving and displays no higher than five feet and even less in front of windows.
39. Windows shall not be covered with signage to allow passing patrol officers visibility and employees visibility of the exterior.
40. Each entrance, exit, auto bay (pedestrian and overhead) door and balcony must have its own exterior light source that remains on from dusk till dawn.
41. Periodically change the code on your alarm devices.
42. Lock up expensive audio/visual equipment, office equipment and computer equipment.

43. Engrave the Tax ID number on all computers, VCR's, DVD players etc.
44. Use security cameras to monitor low visibility areas. Video Camera should be color. The recording device should be a digital video recorder (DVR) capable of storing a minimum of 7 days worth of activity. A DVR capable of storing 30 days worth of activity is preferable. The DVR must be kept in a secured area that is accessible only by authorized staff or management.
45. Use signage throughout the entire project to direct people to the correct location.
46. Deliveries shall be made at one entrance designated for that purpose.
47. Delivery people should always be accompanied by a staff person.
48. Locate public restrooms in an area that can be monitored by staff.

Subject: Bicentennial Circle Office Building (P07-129)

February 28, 2008

Exhibit A - Exterior Elevations



2514 P Street, Suite 202
Sacramento, CA 95814
916 486-7900
916 486-7908

NEW OFFICE BUILDING
220 BICENTENNIAL CIRCLE
SACRAMENTO, CALIFORNIA

EXTERIOR
ELEVATIONS

DATE	MARCH 21, 2007
SCALE	AS SHOWN
DESIGNED BY	JEP
CHECKED BY	DB-CT
DRAWN BY	
DATE	

A.3

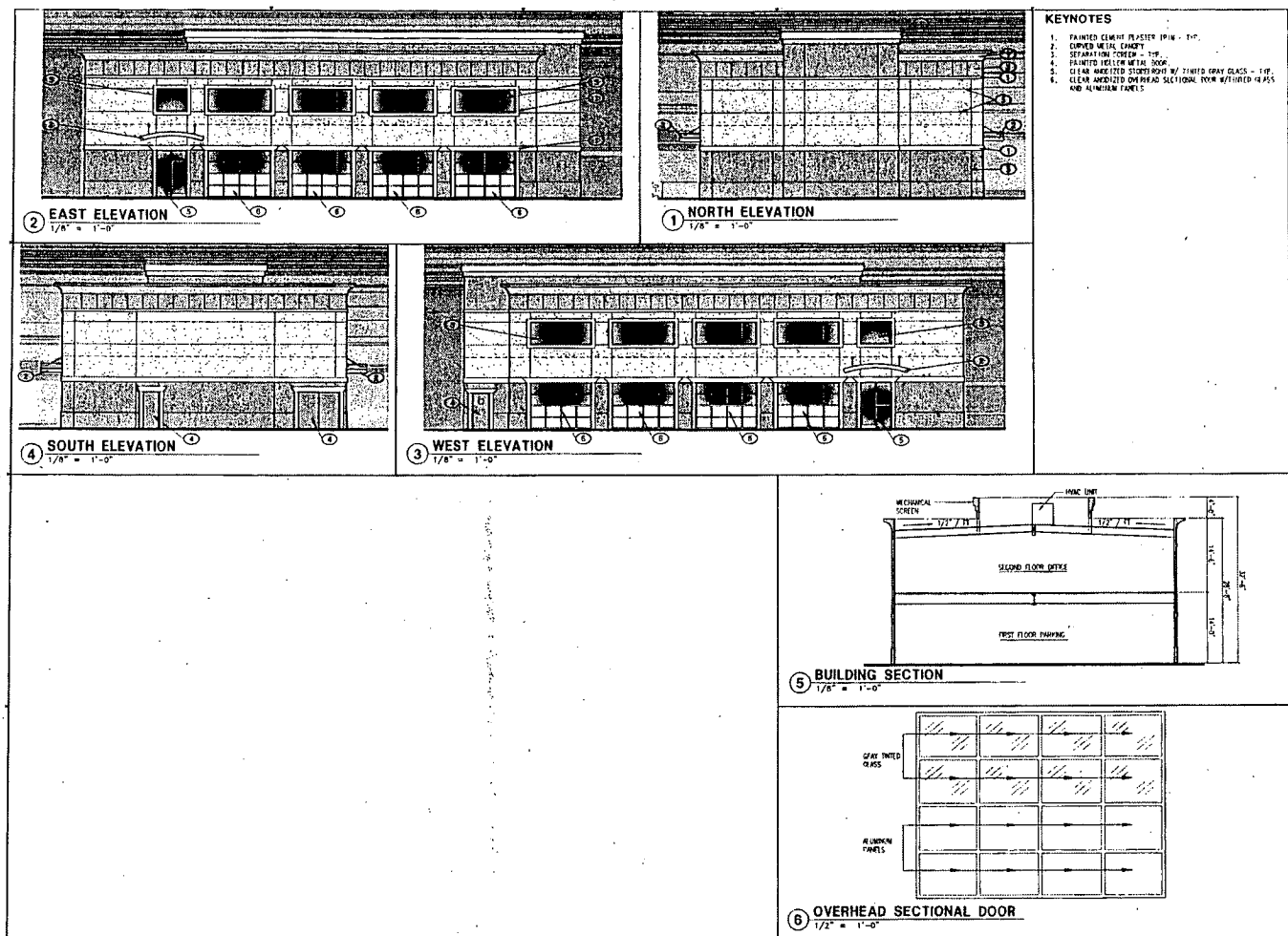
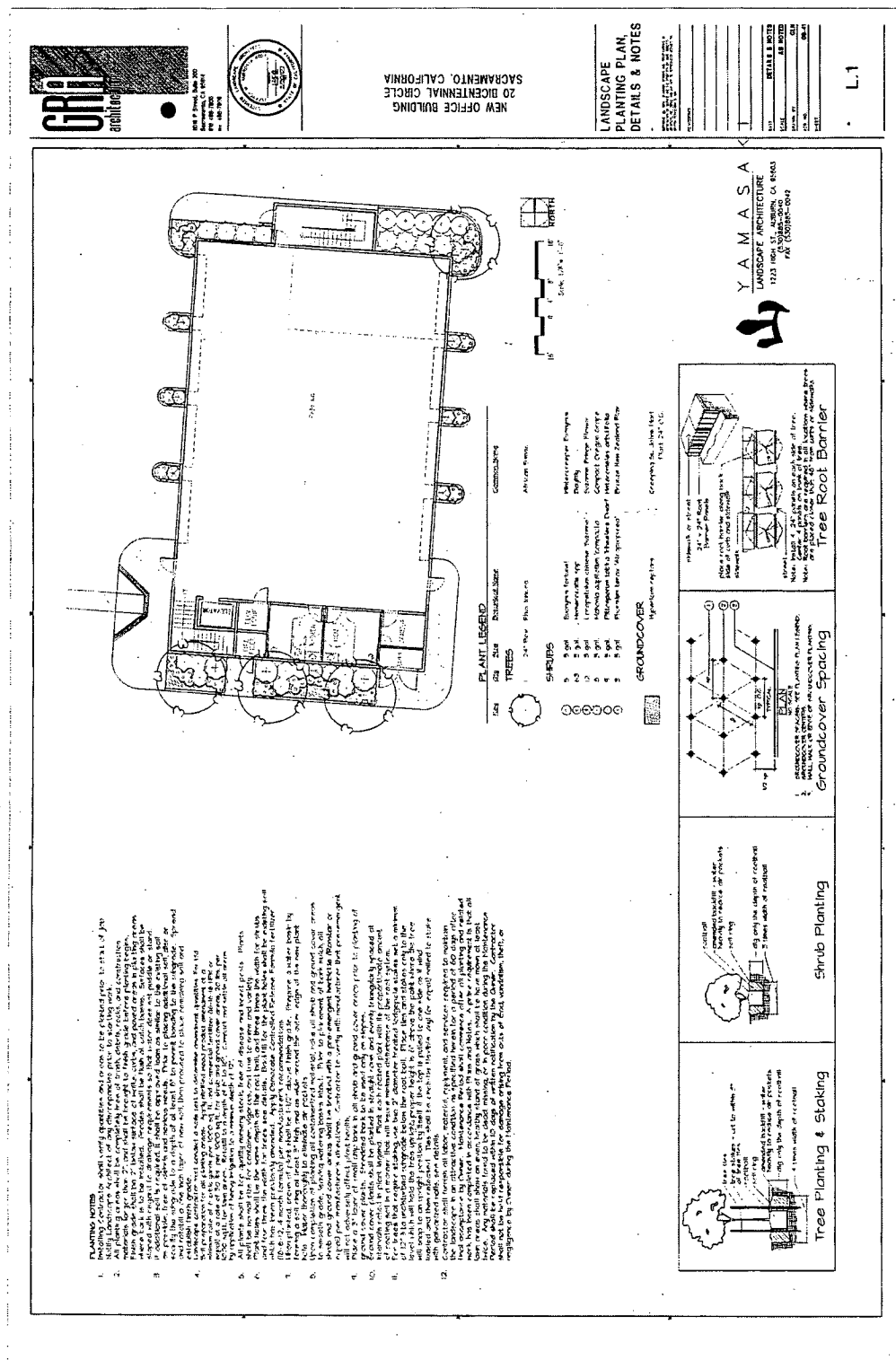


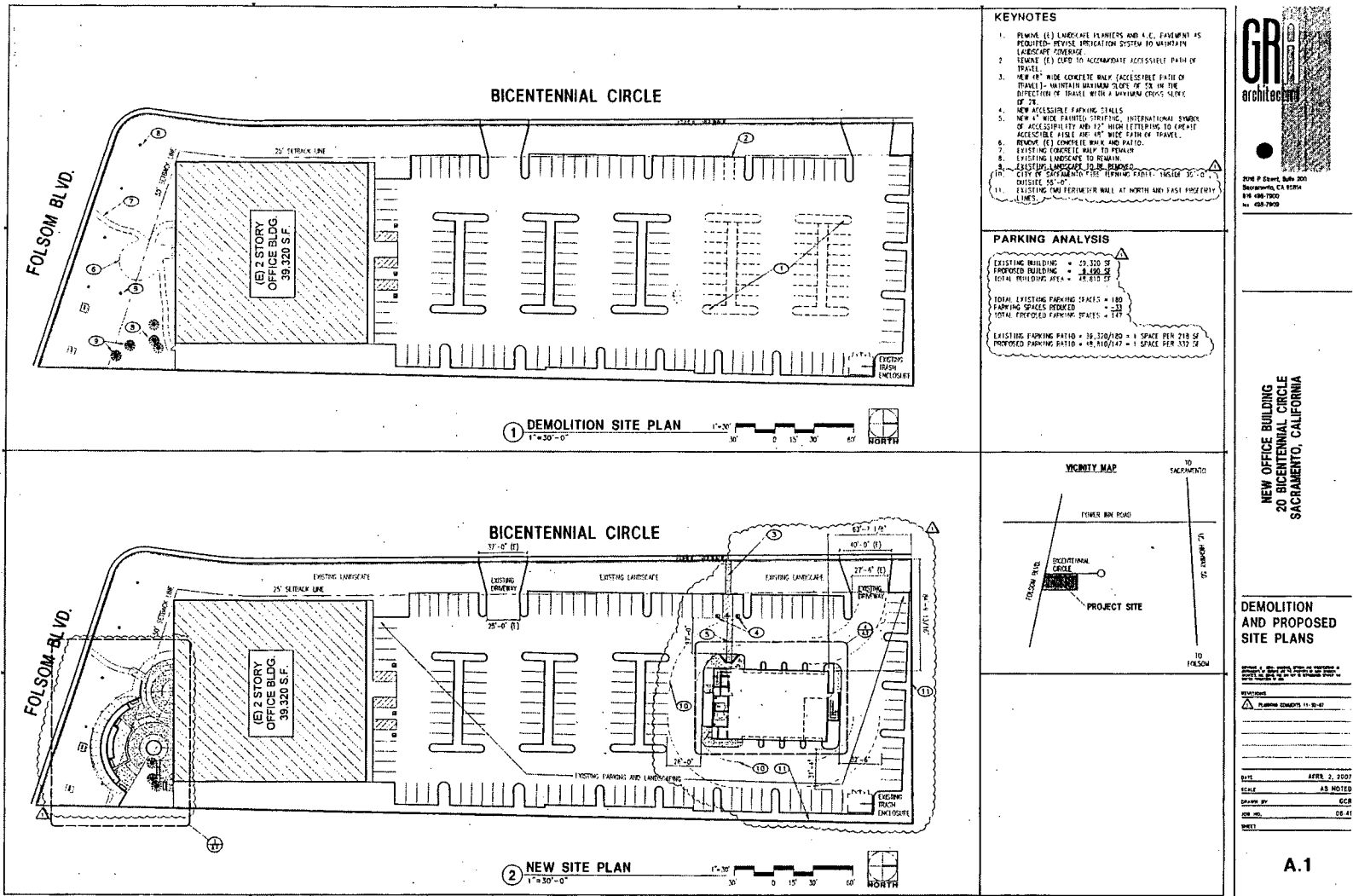
Exhibit C - Landscape Planting Plan Continued



Subject: Bicentennial Circle Office Building (P07-129)

February 28, 2008

Exhibit D - Demolition & Proposed Site Plan



Subject: Bicentennial Circle Office Building (P07-129)

February 28, 2008

Exhibit E - Preliminary Floor Plans



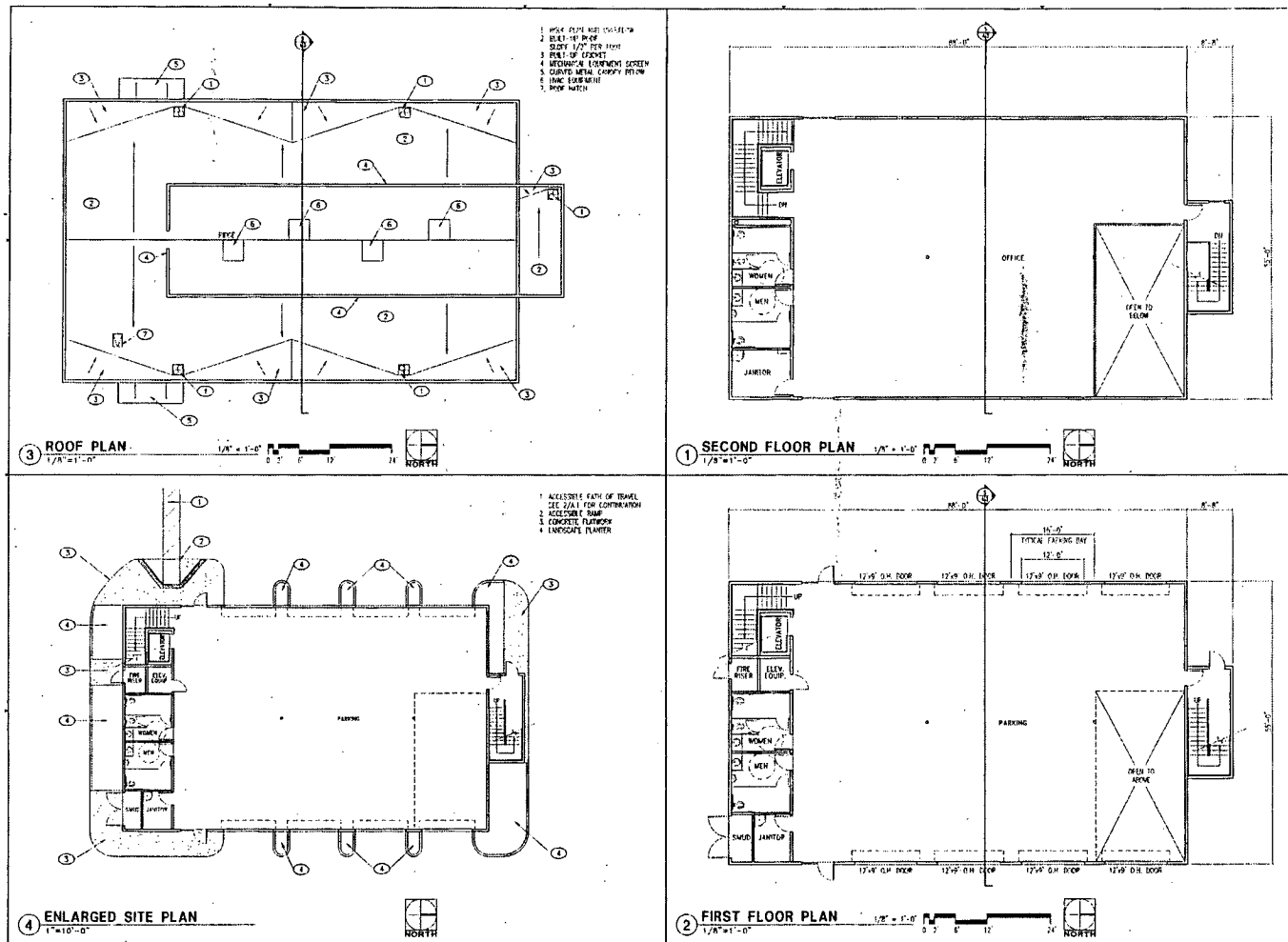
208 P Street, Suite 200
Sacramento, CA 95811
PH 916.750.1100
FX 916.750.1100

NEW OFFICE BUILDING
20 BICENTENNIAL CIRCLE
SACRAMENTO, CALIFORNIA

PRELIMINARY
FLOOR PLANS

NO.	DESCRIPTION	DATE
1	PRELIMINARY FLOOR PLANS	APRIL 2, 2007
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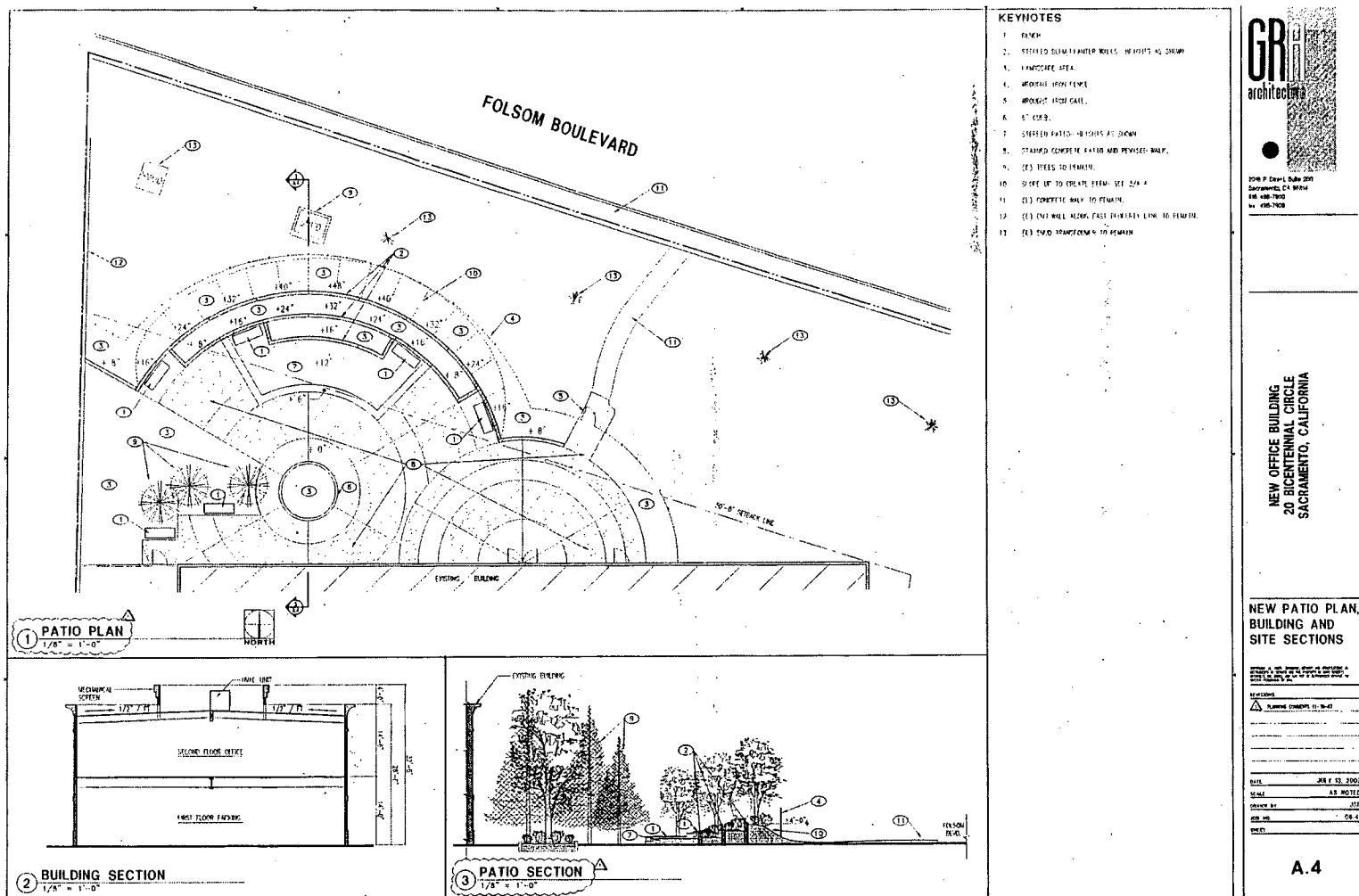
A.2



Subject: Bicentennial Circle Office Building (P07-129)

February 28, 2008

Exhibit F – New Patio Plan



Attachment 2 – Land Use & Zoning Map

