

AMENDED FEBRUARY 25, 1988 BY STAFF
CITY PLANNING COMMISSION

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

APPLICANT	D. Benvenuti Properties - 11330 Sunrise Park Dr., Ste. C, Rancho Cordova				
OWNER	Sacramento Business Park - P.O. Box 19038, Sacto 95859 95670				
PLANS BY	Guyer Santin Inc. - 917 7th Street, Sacramento, CA 95814				
FILING DATE	1-20-88	ENVIR. DET.	Neg. Dec. 2-12-88	REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	011-0200-050 & 055				

APPLICATION: A. Negative Declaration

- B. Special Permit to construct a 68,000+ sq. ft. office building on 3.8+ vacant acres in the OB-R zone
- C. Plan Review for a 68,000+ sq. ft. office building in the OB-R zone
- D. Variance to waive the six foot solid wall requirement for a non-residential project next to a residential zone
- E. Lot Line Adjustment to merge two lots totaling 3.8+ acres

LOCATION: Northwest corner of 49th Street and Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 68,000+ square foot office building proposed to house County of Sacramento adult service offices on 3.8+ acres.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial and Office
Existing Zoning of Site: OB-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Elementary school, County offices; R-1, OB-R
South: Vacant, parking; R-1, C-1
East: State Dept. of Justice Offices; OB-R
West: County offices; OB-R

Parking Required: 170 spaces Parking Ratio: 1 space per 400 sq. ft.
Parking Provided: 216 spaces
Property Dimensions: Irregular
Property Area: 3.8+ acres
Square Footage of Building: 68,000+ sq. ft.
Height of Building: 35', 2-stories
Exterior Building Materials: Stucco over metal stud frame, tinted glass

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of two vacant parcels totaling 3.8+ acres in the Office Building-Review (OB-R) zone. The site is located on the northwest

APPLC. NO. P88-068 MEETING DATE February 25, 1988 ITEM NO 23

001091

corner of 49th Street and Broadway. Surrounding land uses are: Marian Anderson Elementary School located in the R-1 zone and parking for county offices in the OB-R zone to the north; vacant land zoned R-1 and a portion of a parking lot zoned C-1 to the south; the State Department of Justice office building located in the OB-R zone to the east; and the Sacramento County Health Clinic and the Sacramento County Primary Care Center located in the OB-R zone to the west. The site is designated Community Neighborhood Commercial and Offices by the General Plan.

B. Applicant's Proposal

The applicant is proposing to construct a 68,000+ square foot two-story office building on the subject site. The applicant has designed the structure to the specifications of the County of Sacramento, as the county is proposed to be the only tenant of the building. At this time the project is known as the County Adult Services Building and proposed tenants are the Sacramento County Health, Social Services, and Public Administrator Departments. The applicant is requesting: a special permit to construct an office building in excess of 40,000 square feet in the Office Building zone; a plan review for a project in the OB-R zone; a variance to waive the solid wall along the portion of the north property line adjacent to a residential zone; and a lot line adjustment to merge the two subject lots in order to construct the proposed office building.

C. Site Plan Design

The submitted site plan indicates driveway entrances and parking lots off of both Broadway and 49th Street. A 15-foot setback between the parking areas and the front yard and street side yard property lines is indicated. Landscape plans for the project have not been submitted. Planning staff recommends that a landscape plan be submitted for Planning Director review and approval prior to issuance of building permits. The 15-foot setback areas should be planted with lawn, trees and shrubs and the large open area at the corner of 49th Street and Broadway should indicate four foot high undulating mounds and be planted with lawn, trees and shrubs.

The applicant has requested a variance to waive the required solid wall along a portion of the north property line adjacent to Marian Anderson Elementary School which is located in the R-1 zone. In lieu of the wall the applicant proposes to provide a row of screen trees on 20 to 30-foot centers and other shrubs as necessary to provide a visual screen between the office building and the school. The primary purpose of the solid wall requirement between non-residential uses and residential zones is to provide residents with a noise and visual buffer when they live next to proposed non-residential uses. As the residentially zoned property in this instance is occupied by a school and the school's landscaping, parking and playground area are located directly north of the subject site, staff has no objection to the request to waive the solid wall. The landscaping proposed by the applicant should be indicated on the landscape plan. If any fencing is proposed for the site it should be indicated on the site plan and subject to Planning Director review and approval.

A trash enclosure is indicated on the site plan adjacent to the north side of the building. The proposed enclosure will be required to meet City Zoning Ordinance requirements.

D. Parking and Circulation

As previously noted, driveway entrances to the site and parking lots are located off of both Broadway and 49th Avenue. The applicant has indicated that the 36-space parking lot off of Broadway will be designated for visitors and the 180-space lot off of 49th Street shall be restricted for employee use only. Total parking provided on the subject site is 216 spaces. One hundred seventy spaces (170) are required for the proposed office use. Staff finds that the parking indicated on the site plan will be sufficient for the proposed office building.

The 68,000+ square foot office building will be required to implement a Transportation Management Plan (TMP). The TMP will be required to meet the trip reduction target in effect at time of issuance of building permits. Currently this trip reduction target is 15 percent reduction. The City Transportation Division recommends that showers and lockers, flex-time and preferential vanpool/carpool parking are appropriate TMP measures for the project. Regional Transit indicates that there is a good level of bus service to the project and recommends the provision of a transit pass subsidy as an employee benefit and the provision of a bus shelter on the north side of Broadway west of 49th Street (Exhibit H) as appropriate transit related measures.

E. Building Design

The applicant is proposing to construct a two-story structure on the site. A portion of the center of the structure will feature a courtyard. Proposed building materials are stucco over a metal stud frame and tinted glass. Final building colors have not been determined. The submitted floor plans and elevations do not correspond to each other in all areas and will need to be revised.

To the west of the subject site, on a portion of the old State Fairgrounds, are two buildings that were originally used as part of the California State Fair: Governor's Hall and the Women's Center. The interiors of these two buildings have been converted to office use and the Sacramento County Health Clinic is located in Governor's Hall while the Sacramento County Primary Care Center and U.C.D. Medical Center Receiving are located in the Women's Center. These two existing buildings have a distinctive design and their brick exteriors are aesthetically superior to other buildings in the area. The subject site is also a portion of the old State Fairgrounds and is visually linked to the properties to the west. Planning staff recommends that the exterior materials of the proposed 68,000+ square foot office building be revised to utilize a brick veneer so as to enhance the proposed building design and complement the two existing buildings to the west.

No signage has been indicated on the proposed site plan or building elevations. Any sign proposed for the project should be subject to Planning Director review and approval prior to issuance of a sign permit.

F. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge the two subject lots in order to construct the office building. The proposed adjustment was reviewed by the City Engineering, Real Estate, Traffic Engineering and Building Divisions. There were no objections to the merger.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to construct a 68,000+ square foot office building in the OB-R zone subject to conditions and based upon findings of fact which follow;
- C. Approve the Plan Review for a 68,000+ square foot office building in the OB-R zone subject to conditions and based upon findings of fact which follow;
- D. Approve the Variance to waive the six foot solid wall requirement next to a residential zone subject to conditions and based upon findings of fact which follow; and
- E. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions

- 1. Landscape, shading and irrigation plans for the subject site shall be submitted for Planning Director review and approval prior to issuance of building permits. The landscape plans shall indicate the following:
 - a. The 15-foot setback areas between the parking areas and the front yard and street side yard property lines shall be planted with lawn, trees and shrubs.
 - b. The large open area between the street and proposed building at the corner of 49th Street and Broadway shall contain four foot high undulating mounds and be planted with lawn, trees and shrubs.
 - c. The landscaped area adjacent to the north property line and Marian Anderson Elementary School shall be planted with a row of evergreen trees on 20 to 30-foot centers and shrubs.
- 2. Any fences proposed for the subject site shall be indicated on the site plan and subject to Planning Director review and approval prior to issuance of building permits. Any fencing or gates located along the 49th Street frontage shall be wrought iron material.

3. The proposed trash enclosure shall meet City Zoning Ordinance requirements.
4. Visitor parking for the project shall be clearly indicated on the subject site.
5. A Transportation Management Plan (TMP) which meets the City's trip reduction target in effect at time of issuance of building permits shall be submitted for the review and approval of the City TSM Coordinator and Planning Director prior to issuance of building permits.

Note: The TMP should be submitted to the TSM Coordinator a minimum of 60 days prior to the anticipated issuance of a building permit.

(deleted by staff) ~~6. The building elevations for the proposed 68,000 square foot office structure shall be revised to utilize brick veneer and vertical brick soldier coursing. Revised building elevations shall be submitted for Planning Director review and approval prior to issuance of building permits.~~

ADDED:

6. Revised building elevations shall be submitted for Planning Director review and approval prior to submittal for building permits. The revised plans shall indicate the following:
 - a. sand texture cement plaster to be used on building exterior;
 - b. detail of connection between base of cement plaster walls and surface of walkways;
 - c. application of cement plaster to building must be carefully controlled to provide a sharp edge, crack free surface;
 - d. reveal lines to be sufficiently wide and deep to provide a strong shadow line between panels both horizontally and vertically;
 - e. use of three or more different colors on building exterior. Color board shall be submitted. Color to change from one volumetric portion of the structure to the next;
 - f. widening of front entry columns;
 - g. horizontal window fins shall be pulled back four or more inches from face of vertical fins;
 - h. screening of all mechanical equipment on top of and adjacent to the building; and
 - i. all window and door framing material shall have a baked-on colored finish.

7. Any sign proposed for the project shall meet City Sign Ordinance requirements and be subject to Planning Director review and approval prior to issuance of a sign permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development is compatible with surrounding office, commercial and school uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking building setbacks and landscaping will be provided.
3. The variance request is not a special privilege extended to one property owner in that:
 - a. the proposed landscaping adjacent to the north property line will provide an adequate buffer between the existing school and proposed office use; and
 - b. a variance would be granted to any other property owner facing similar circumstances.
4. The variance request is not a use variance in that office buildings are allowed in the OB-R zone.
5. The project is consistent with the General Plan in that the site is designated Community Neighborhood Commercial and Office.

PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE:

CERTIFICATION OF NOTICE

Copies of this letter are to be signed by the abutting property owners or mailed by the applicant for a Planning Director's Special Permit or Variance to abutting property owners and returned with the application with Post Office Proof of Mailing attached (no Return Receipt required).

Date: 1-21-88

PROPERTY OWNER:

~~Name:~~ Sacramento City Unified School District

Address: 1619 N Street, Sacramento, CA

Assessor's Parcel Number: APN-011-0200-031

Dear: Sirs

I am in the process of requesting a Planning Director's

Variance Special Permit (circle one) for the property located at:

The Northwest corner of Broadway & 49th St. I am requesting the

Variance Special Permit (circle one) in order ~~to~~ ^{that} I will not be required

to construct a masonry wall along the schools southern property

line since your use is not residential and our security access parking lot will act as a buffer between the school and the building.

As part of this request, the City Planning Division requires that I

notify you of my intentions. Receipt of this letter does not mean that


you approve of this project. If you wish to make any comments

regarding this request, use the space provided below and return a copy

of this letter to:

City Planning Division
1231 'I' Street, Room 200
Sacramento, CA 95814

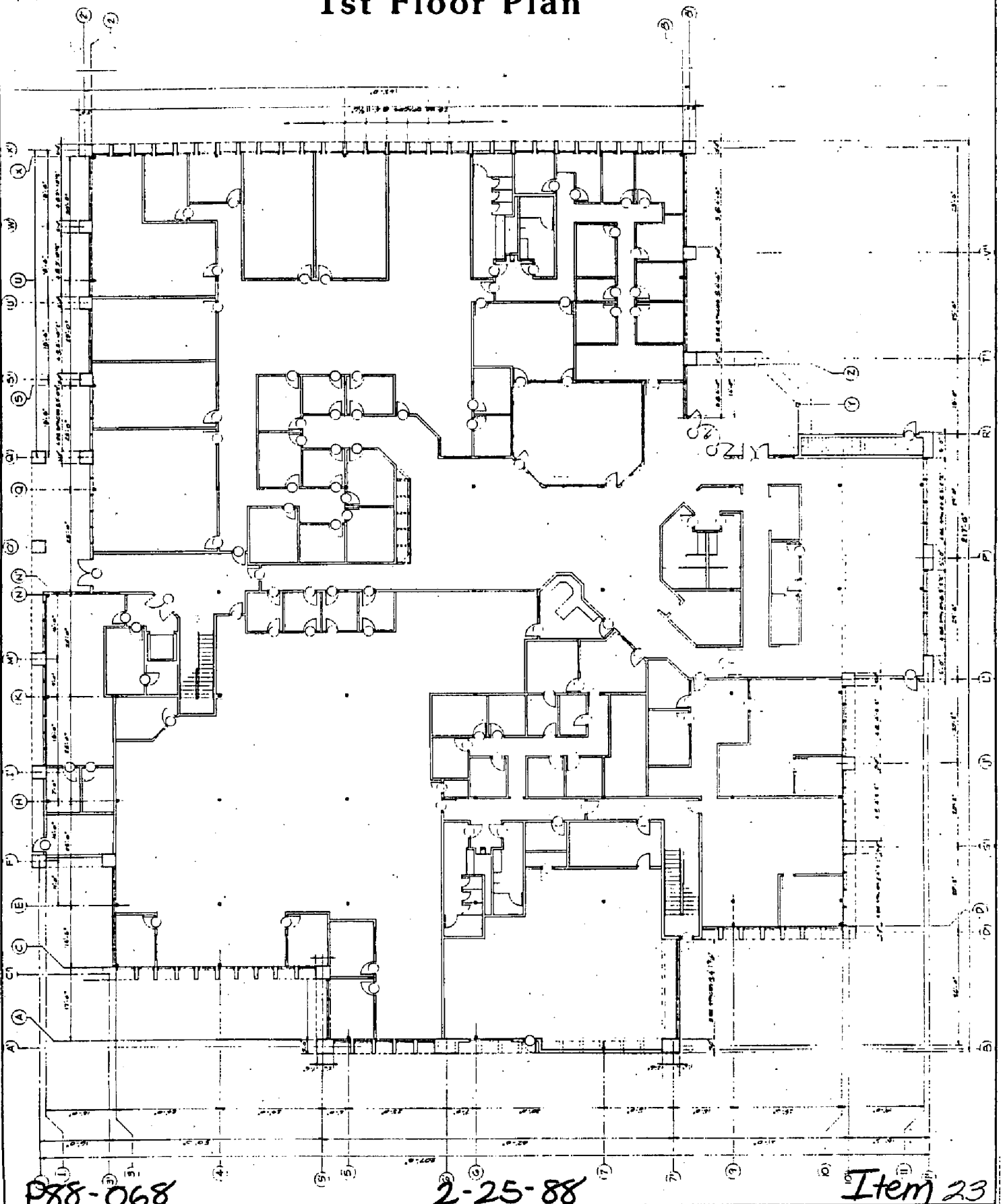
Sincerely,


Applicant: D. Benvenuti Properties
By: Daniel Benvenuti, Jr.

COMMENTS FROM PROPERTY OWNER: _____

EXHIBIT C

1st Floor Plan



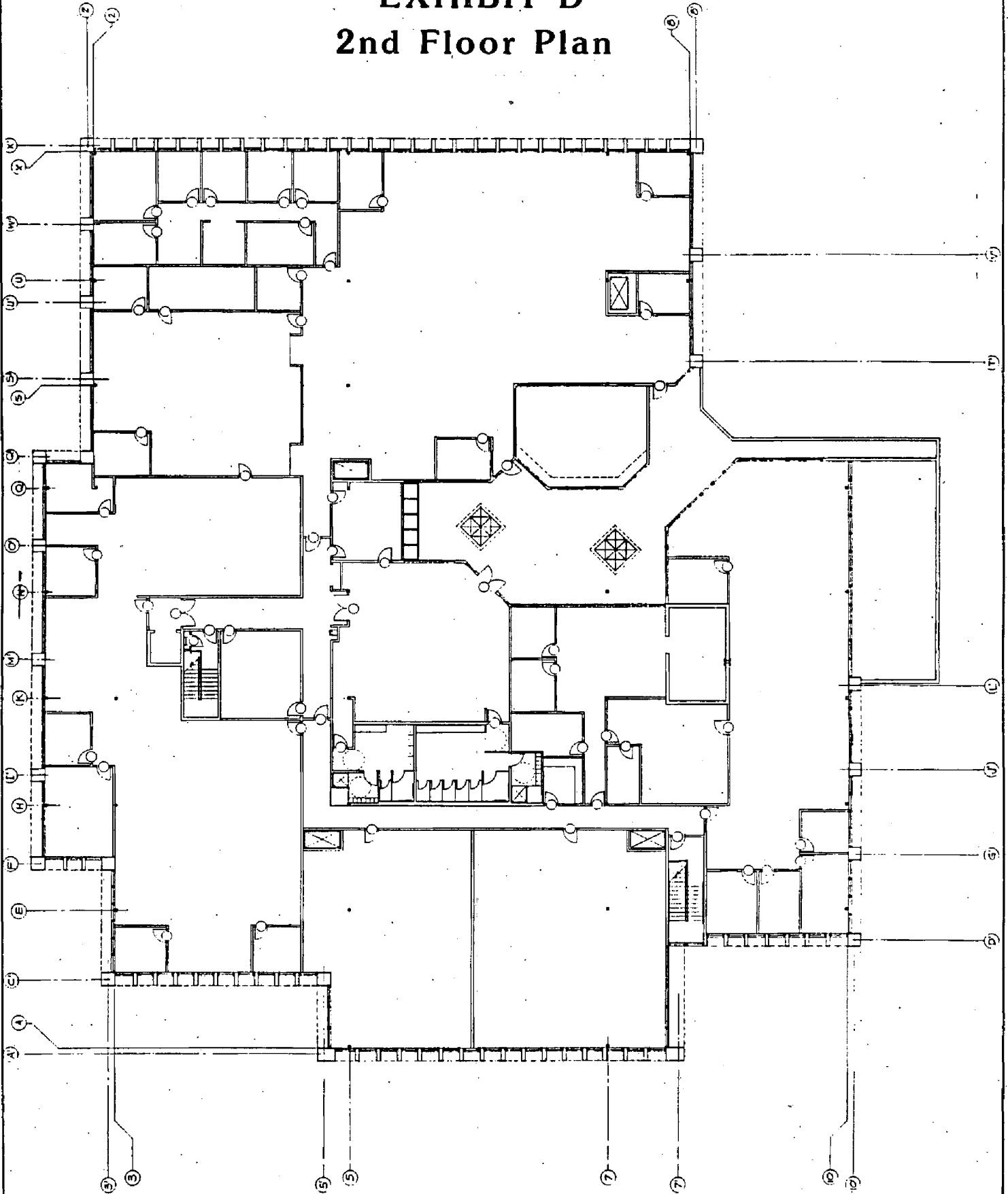
988-068

2-25-88

Item 23

001108

EXHIBIT D 2nd Floor Plan



P88-068

2-25-88

Item 23

001109

Guyer Smith • ARCHITECTS

EXHIBIT F Elevations

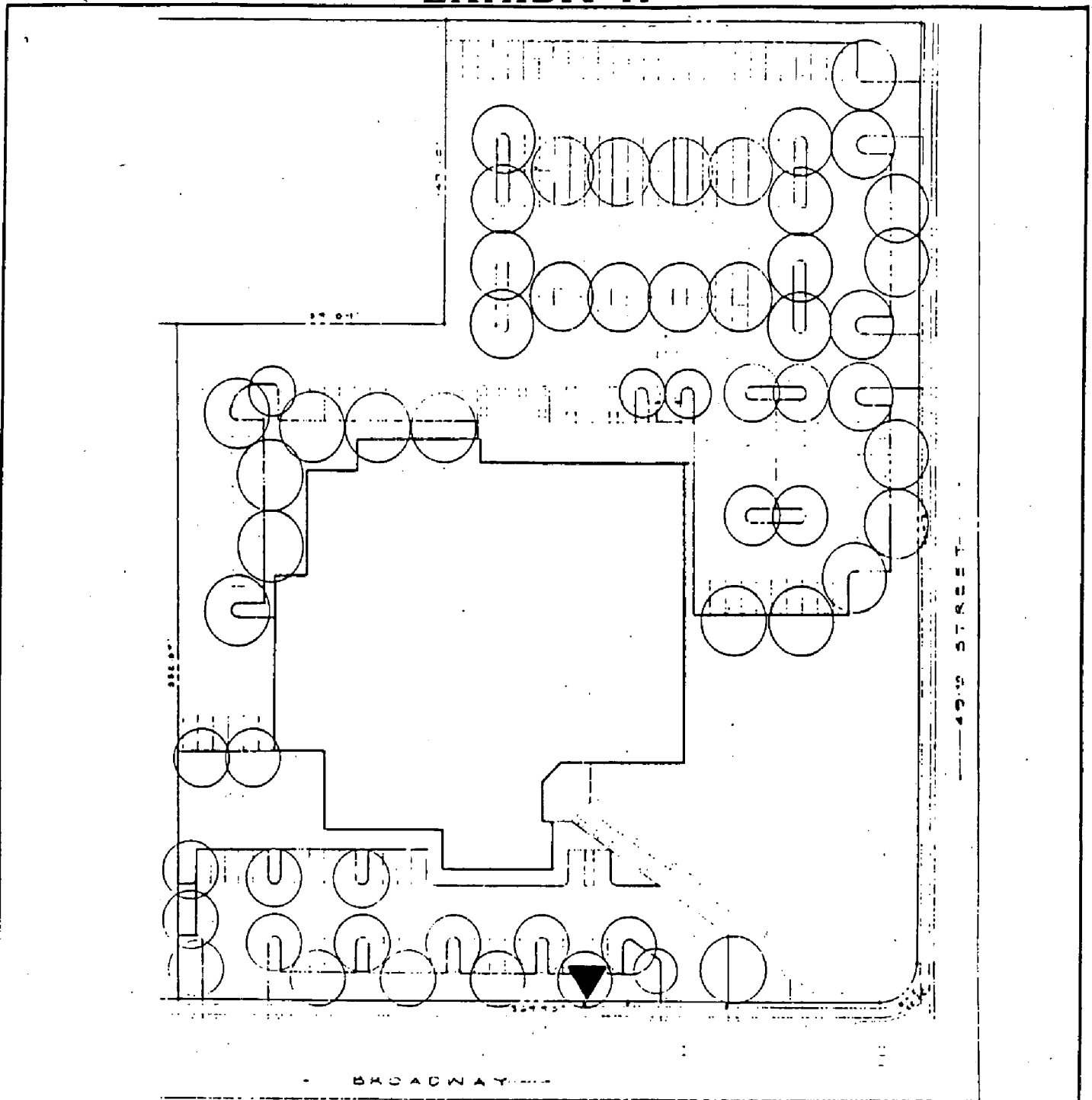


Item 23

2-25-88

P88-068

EXHIBIT H



BUS SHELTER LOCATION

2/1/88



COUNTY ADULT SERVICES BUILDING BUS SHELTER

P88-068

2-25-88

Item 23

001113