

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Parker, Searson & Co., 79 Scripps Drive, Suite 104, Sacto., CA				
OWNER	Patrick J. Burke Enterprises, Inc., 4420 St. Martin Ct., Sacto., CA				
PLANS BY	Mogavero & Unruh, 811 "J" Street, Sacramento, CA 95814				
FILING DATE	6-19-80	50 DAY CPC ACTION DATE		REPORT BY	TM:bw
NEGATIVE DEC.	7-14-80	EIR		ASSESSOR'S PCL. NO.	295-040-07,08

- APPLICATION:
1. Negative Declaration
  2. Rezone 0.83+ acre from Limited Commercial (Parkway Corridor) C-1 (PC) to Office Building Review, OB-R, or more restrictive zoning
  3. Special Permit to remodel existing building for office use (P-9092)

LOCATION: 955 University Avenue

PROJECT BACKGROUND: On July 10, 1980 the Commission recommended approval of a schematic plan amendment and special permit to allow office use on the site subject to the following conditions:

1. Replace with landscaping the existing walkway that parallels the new southerly property line of the office site;
2. Applicant to submit detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permits. The landscape design shall focus on screening the parking areas from the public view;
3. The project shall comply with Parkway Corridor regulation in Section 24 of the Zoning Ordinance (color/glare, exterior lighting, signs, fencing, landscaping, etc.);
4. A sign program shall be submitted for review and approval by staff;
5. The median strip on University Avenue shall be maintained by the property owners of the parcels to be created by the lot line adjustment. Each owner shall be responsible for the segment of median directly opposite his frontage;
6. Landscaping along the median strip shall be rejuvenated within 30 days or revocation action will be taken.

PROJECT INFORMATION:

General Plan Designation:	Commercial/Office
Westbridge PUD Schematic Plan Designation:	Office
Existing Zoning of Site:	C-1 (PC)
Existing Land Use of Site:	Student dining hall (not in use)

Surrounding Land Use and Zoning:

North:	Vacant and retail; OB-R(PC), A (PC), C-1
South:	Apartments; R-3 (PC)
East:	Multi-family; R-1A-R
West:	American River Parkway; ARP-F

APPLC. NO. P-9092

MEETING DATE August 14, 1980

CPC ITEM NO. 9

001402

PROJECT INFORMATION (contd)

Building Size:	8,000+ square feet
Building Height:	One story
Property Size (office):	0.8312 acre
Building Density:	0.22 FAR (floor area ratio)
Parking Required: 32	Parking Proposed: 48

The applicant is requesting a special permit to remodel the existing building for office use and a rezoning of the subject site to Office Building Review, OB-R.

The applicant proposes to convert and remodel the existing dining hall facility into offices. The outside portion of the building will also be remodeled to include a pitched shake roof as well as brick veneer walls.

STAFF EVALUATION: Staff has the following comments:

1. Due to the adjacent location of the Guy West Bridge approach, staff requests that all roof top equipment be screened.
2. Staff has no objection to the proposed rezoning because the OB-R zone is more appropriate for the proposed use.
3. To maintain consistency with the previously approved special permit (P-9071) for this site, staff has included those conditions which pertain to landscaping and signage.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. The request to rezone 0.83+ acre from Limited Commercial (Parkway Corridor) C-1 (PC) to Office Building Review (Parkway Corridor), OB-R (PC) be approved;
3. The special permit be granted subject to the following conditions and based on findings of fact which follow:

Conditions - Special Permit

- a. applicant shall replace with landscaping the existing walkway that parallels the new southerly property line of the office site;
- b. applicant to submit detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permits. The landscape design shall focus on screening the parking areas from the public view;
- c. the project shall comply with Parkway Corridor regulation in Section 24 of the Zoning Ordinance (color/glare, exterior lighting, signs, fencing, etc.);
- d. a sign program shall be submitted for review and approval by staff;

- e. the median strip on University Avenue shall be maintained by the property owners of the parcels to be created by the lot line adjustment. Each owner shall be responsible for the segment of the median directly opposite his frontage;
- f. landscaping along the median strip shall be rejuvenated within 30 days or revocation action shall be taken;
- g. all roof top equipment shall be screened.

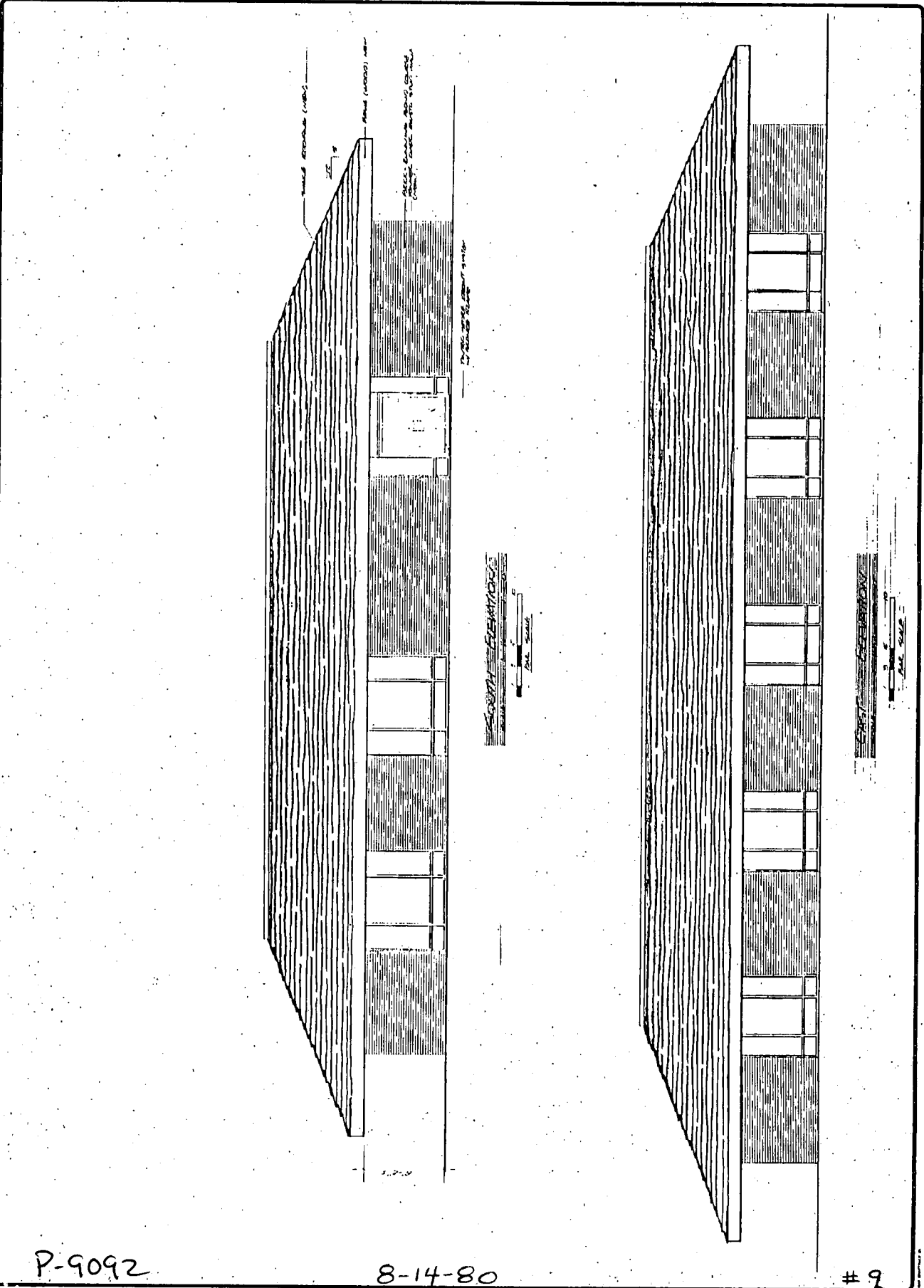
Findings of Fact

- a. The proposed remodeling is based on sound principles of land use in that the site is adjacent to an area of existing and approved office buildings;
- b. The project will not be detrimental to public health, safety, or welfare, or result in creation of a nuisance in that additional parking shall be provided at a ratio more than adequate to serve the needs of the proposed office use;
- c. The proposed use is in compliance with the objectives of the General Plan and the Westbridge PUD Schematic Plan which designates the site for office uses.




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 SHARON, OHIO 43787

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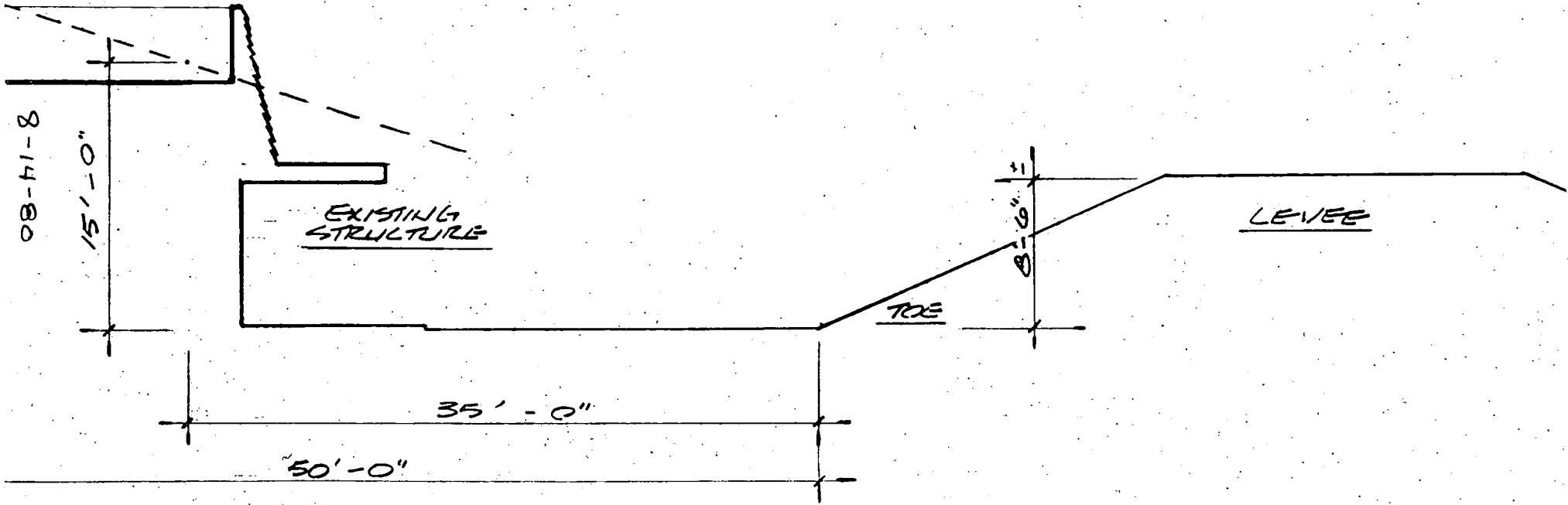
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P-9092

955 UNIVERSITY AVE.  
SACRAMENTO CALIF.

\* PROJECTION ANGLE BASED UPON  
34'-0" HORIZ., 15'-0" VERT. = 150'-0"  
HORIZ. = 20'-0" VERT.



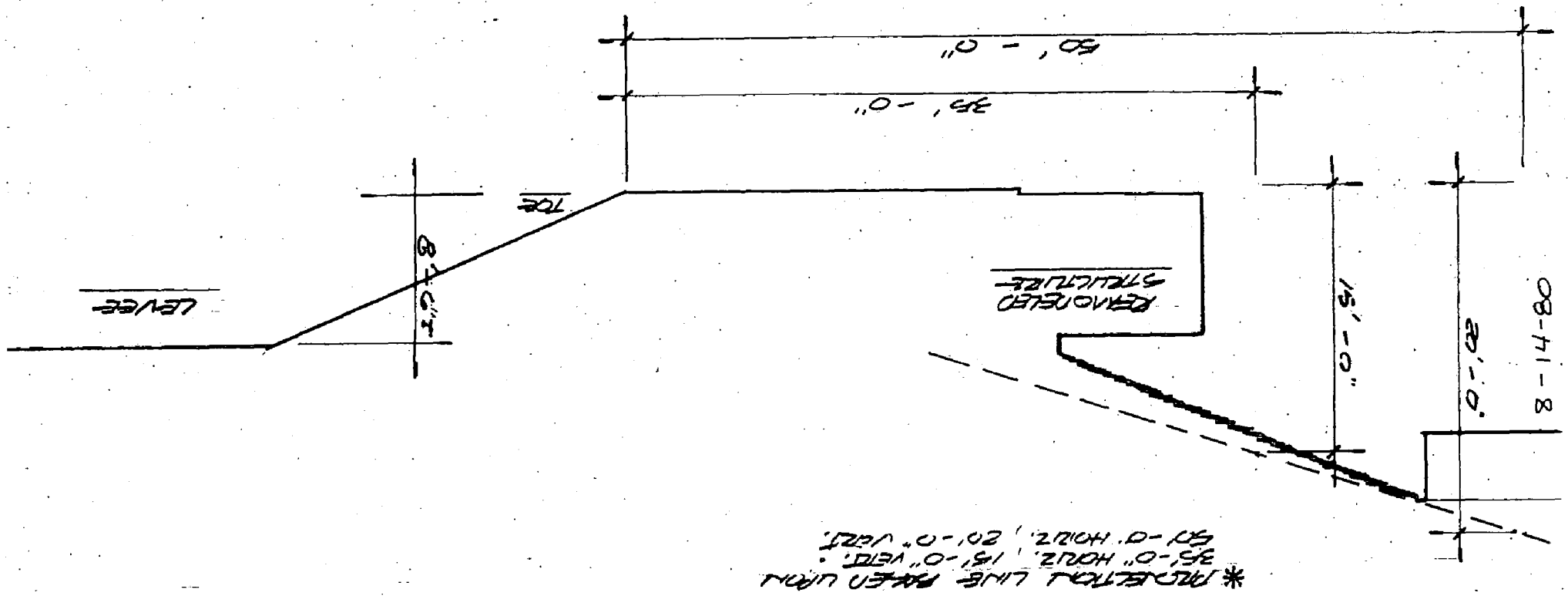
SECTION

#7

00-1408

PREPARED BY  
GARY D. HERRINGER

SECTION



PREPARED BY  
GAR & N. HERRMANN

955 UNIVERSITY AVE.  
BERKELEY, CA.

001409

P-9092