

P95-033 HOME FEDERAL BUILDING

REQUEST: A. Special Permit Modification to add 2,035± square feet of new office/retail space on .73± developed acres in the Shopping Center (SC) zone.

LOCATION: 2264 Fair Oaks Boulevard
APN: 295-0381-002
Arden Arcade Community Area
Council District #3

APPLICANT:	F.K.A. Corporation. 9343 Tech Center Drive Sacramento, CA 95826 (916) 361-0460
OWNER:	R. Gern Nagler c/o The Retail Management Corporation 3900 Rocklin Road Rocklin, CA 95677 (916) 632-0900
APPLICATION FILED:	April 19, 1995
STAFF CONTACT:	Laura Conti, 264-8287

SUMMARY/RECOMMENDATION:

The applicant proposes to add 2,035± square feet of new office/retail space below the second floor of the office existing building where a drive-through bank teller lane currently exists. **Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the project's consistency with the General Plan policies regarding the maintenance of office/retail development throughout the City and the project's compatibility with the existing development as well as the adjacent office/retail land uses.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial and Office

Existing Land Use of Site:	Office/Retail
Proposed Land Use of Site:	Office/Retail
Existing Zoning of Site:	Shopping Center - Planned Unit Development (SC-PUD)

Surrounding Land Use and Zoning:

North: Offices; County
 South: Retail Shopping Center; SC PUD
 East: Service Station; SC & OB PUD
 West: Retail; SC PUD

Setbacks:	Required	Provided/Existing
North (Fair Oaks Blvd)	50'	50'
South:	0'	8'
East: (University Ave)	25'	50'
West:	0'	18'

Existing Building Size:	12,094± sq. ft.
Proposed Building Size:	14,129± sq. ft.
Proposed Office Space:	11,149± sq. ft.
Proposed Retail Space:	2,980± sq. ft.
Property Dimensions:	Irregular, 176.8± x 175±
Property Area:	31,799± gross sq. ft.
Height of Building:	two story/29± feet
Exterior Building Materials:	Brick Veneer/Cement
Roof Material:	Composition Shingle
Parking Required:	43 spaces
Parking Provided:	48 spaces

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/Sign Permit*	Planning and Development Department, Building Division

* Pending additional and/or modifications to existing signage

BACKGROUND:

In 1984, the City Council approved an Amendment to the Campus Commons Planned Unit Development (PUD) from Service Station to Office use (P84-049). Office uses are allowed within the Shopping Center PUD zoning classification. This PUD amendment, allowed the development of a 12,000± sq. ft. office building (known as the Home Federal Building). The proposal also included approval of a drive-through service window for the financial institution, 48 on-site parking spaces and site landscaping.

The proposed project includes the construction of 2,035± square feet of new office/retail space in lieu of the drive-through service window (bank teller lane). Therefore, the total building square footage will be 14,129± square feet.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan land use designation of Community Neighborhood Commercial and Offices. The project site is located off Fair Oaks Boulevard and Howe Avenue and is within the Campus Commons Planned Unit Development (PUD). The proposal consists of an expansion of approximately 2,035± square feet of office/retail space to an existing 12,000± square foot office/retail building and the removal of a drive-through bank teller lane.

The General Plan, Commerce and Industry Land Use Element provides goals and policies which support the maintenance, preservation and revitalization of retail/office developments throughout the City (Section 4). Staff therefore, supports the proposed removal of the drive-through bank teller lane and finds the project to be consistent with the intent of the General Plan's goals/policies relating to office/retail uses.

B. Site Plan Design/Zoning Requirements

1. Setbacks (see Exhibit A)

The subject site is developed with a 12,000 square foot office building which meets the required 50 foot and 25 foot building setback required along Fair Oak Boulevard and University Avenue, respectively. This proposal includes the development of 2,035± square feet of new retail/office space and modifies the east building setback. As designed, the proposed office expansion extends approximately 20 feet from the existing east building facade. This extension, however; meets the required 25 foot required street setback for University Avenue.

There are no other changes/modifications to the building setbacks. As designed, the project meets setback requirements within the Campus Common PUD guidelines. Staff

finds the proposed setbacks to be consistent with the Campus Commons PUD guidelines and with the adjacent commercial land uses.

2. Parking

According to the submitted site plan (Exhibit A) the project site is currently striped for 46 parking spaces and with the proposed office/retail expansion is proposing to have 48 parking spaces. According to information provided by the property owner the building tenancy will be comprised of office/retail uses only (see Attachment C). Specifically, the applicant intends on leasing approximately 11,149 square feet to office space and 2,980 square feet to retail space. The City's Zoning Ordinance has specific standards for parking with respect to office and retail uses (1/350 and 1/250 gross floor area, respectively Section 6-1). Therefore, the project is required to provide 43 parking spaces.

To ensure that the site continues to provide adequate parking for employees and patrons, staff recommends that no medical office use be allowed on site and that retail uses not exceed 7,000 square feet. With these specifications, staff finds the parking provided to be appropriate for the proposed project and supports the subject proposal.

3. Traffic/Circulation

Access to the subject site is from University Avenue and Fair Oaks Boulevard. The proposed project has been reviewed by the City's Public Works Department, Transportation and Engineering Planning and the Development Services Division for potential transportation/ circulation impacts and site access.

According to the Transportation and Engineering Planning Division, the project does not result in an increase in the traffic/circulation within the project area. The Development Services Division recommends that the two driveway curb cuts (that are not in use which are shown on the project Site Plan {Exhibit A} near the street intersection) be removed. Staff finds the project compatible with the adjacent land uses and supports the proposed office/retail expansion.

4. Building Design/Signage

The project's design elements have been reviewed by the Design Review Preservation Board (DR/PB) staff (written comment, 7/5/95, Mr. Luis Sanchez, Assistant Architect). According to the DR/PB staff, the proposed expansion will "match the existing brick veneer, cement plaster finish, and storefront glazing system of the existing portion of the building" (see Exhibit B). Furthermore, the proposed landscaping will compliment the existing landscaping. As designed, the proposed expansion will extend 20' by 22' feet from the existing building (east building facade). The roof of this expansion will be used as a second story balcony for an employee break area.

Signage is existing and no new signage is proposed. Any new signage or modification to existing signage is required to: 1) comply with the PUD guidelines, 2) comply with the City's Sign Ordinance, 3) obtain a sign permit from the Building Division, and 4) receive Design Review approval (at staff level). According to Mr. Sanchez, due to the compatibility of building materials, design consistency, and new landscaping, the proposed project meets the established design criteria and has been approved by the DR/PB staff.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15301(e-1).

B. Public/Neighborhood/Business Association Comments

The project has been routed for review to the Sacramento County Alliance of Neighborhoods, the Campus Commons Corporation Homeowners Association, the East Ranch Homeowners Association, the Nepenthe Homeowners Associations and the University Park Homeowners Association. To date, no comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. The following summarizes the comments received:

1. Public Works Department

Both the Public Works Department's Transportation and Engineering Planning Division and the Development Services Division have reviewed the project for potential traffic related and site access impacts. Comments have been incorporated as part of the Traffic/Circulation Section, B-3, of this staff report.

2. Utilities Department

No comment (Written Comment, Dave Brent, 5/1/95).

3. Planning Department, Building Division

Applicant must obtain the necessary building permits (Written Comment, Bill Nagel- Senior Engineer, 4/27/95).

4. Police Department

The City police Department has noted that this proposal is highly desirable from a personal safety viewpoint (Written Comment, Lynne Ohlson, 4/28/95).

5. Fire Department

The City Fire Department representative has no objections to the proposed retail/office expansion (Written Comment, Ross Woodman, Fire Prevention Officer 1 5/1/95).

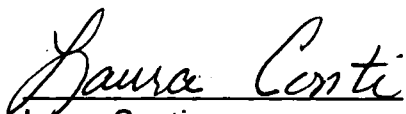
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit entitlement indicated below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:


- A. Adopt the attached resolution (Attachment D) approving a Special Permit Modification to add 2,035 \pm square feet of new office/retail space on .73 \pm developed acres in the Shopping Center (SC) zone.

Report Prepared By,



Laura Conti
Associate Planner

Report Reviewed By,

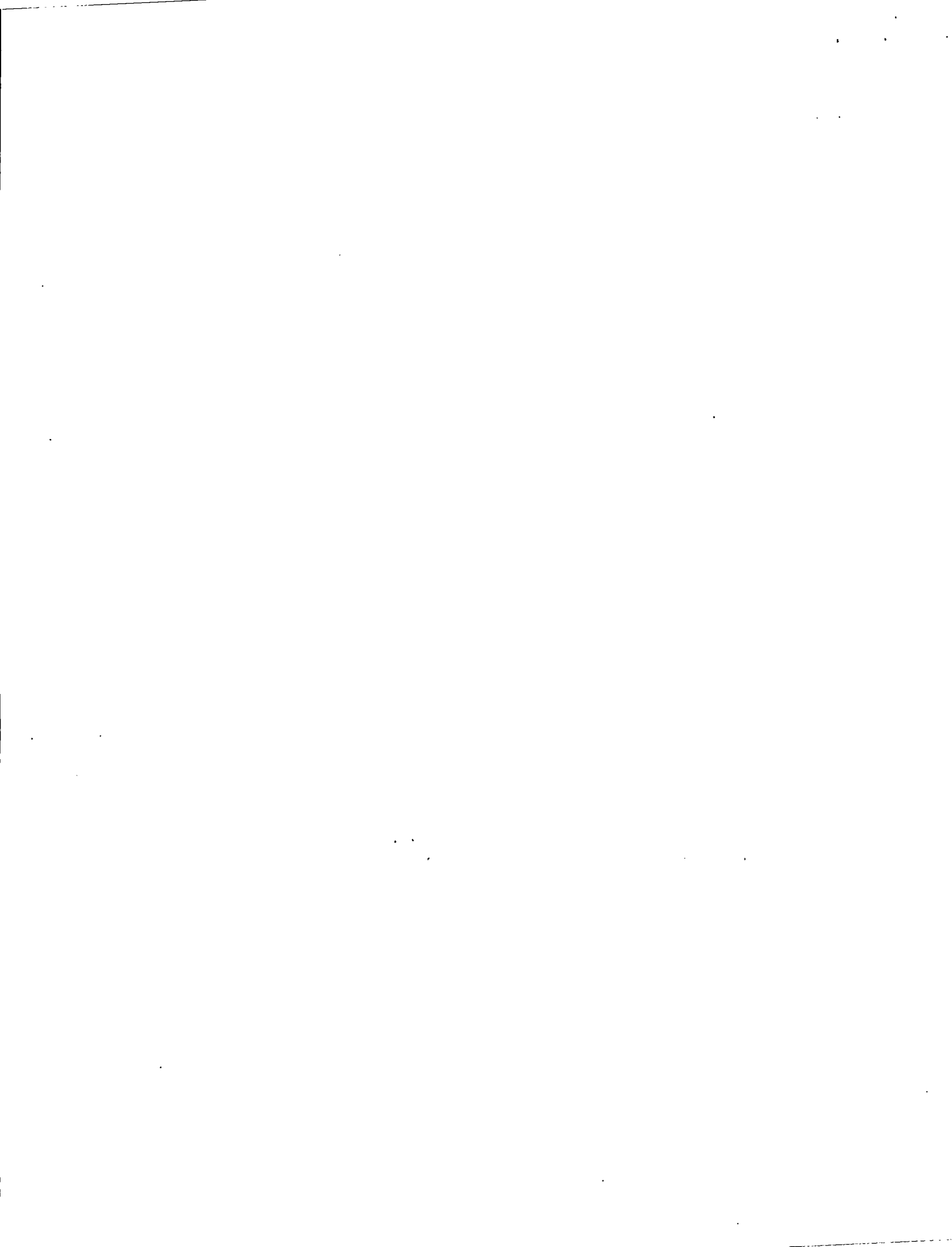


Steve Peterson
Senior Planner

Attachments

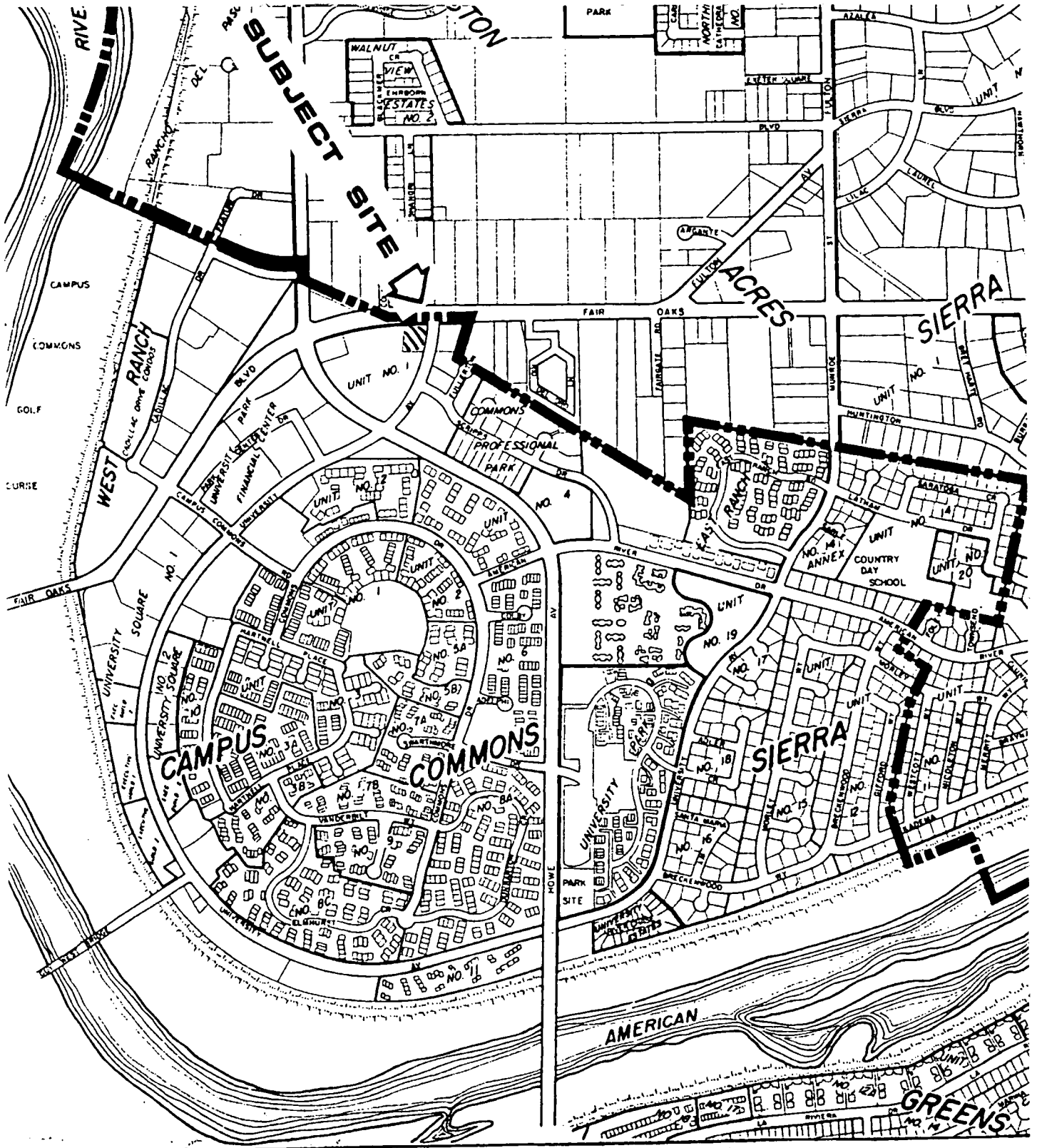
Attachment A
Attachment B
Attachment C
Attachment D
Exhibit A
Exhibit B

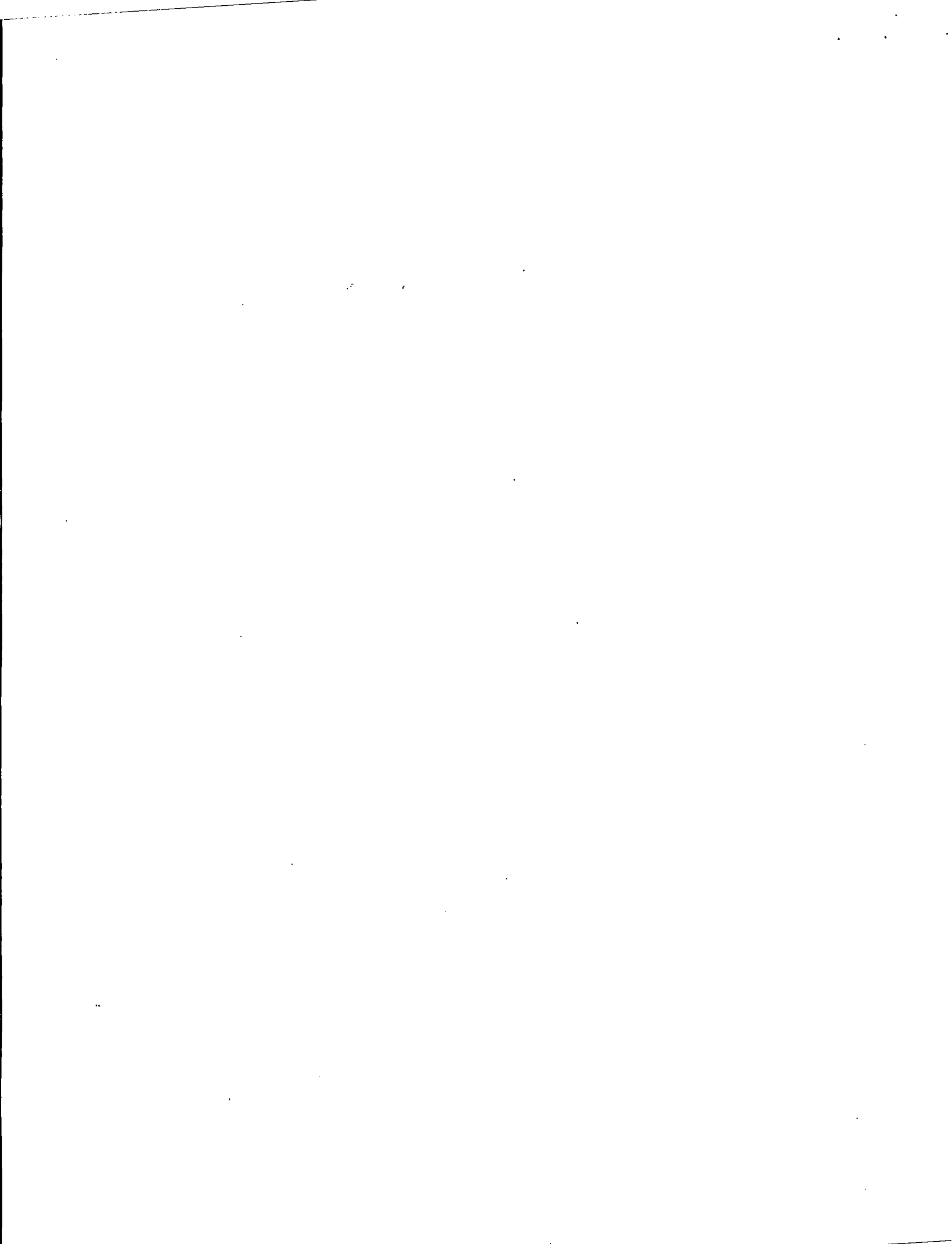
Vicinity Map
Land Use and Zoning Map
Letter from Applicant
Resolution-Special Permit
Site Plan
Elevations/Proposed Floor Plans



ATTACHMENT A

Vicinity Map



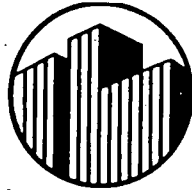


ATTACHMENT B Land Use and Zoning Map





ATTACHMENT C



NAGLERCOMMERCIAL
INVESTMENT SALES • DEVELOPMENT • MANAGEMENT

May 4, 1995

Ms. Laura Conti
City of Sacramento Planning
1231 I Street, Room 300
Sacramento, CA 95814

RE: 2264 Fair Oaks Boulevard, Sacramento.

Dear Laura:

Judy Komar has conveyed your request for a letter concerning the medical use within our building referenced above.

This letter is to serve as our confirmation that Drs. Sockolov will be relocating from our building prior to August 31, 1995. We agree that the tenancy within the portion which they are occupying will be office in the future with no medical uses.

If you require any additional information please let us know.

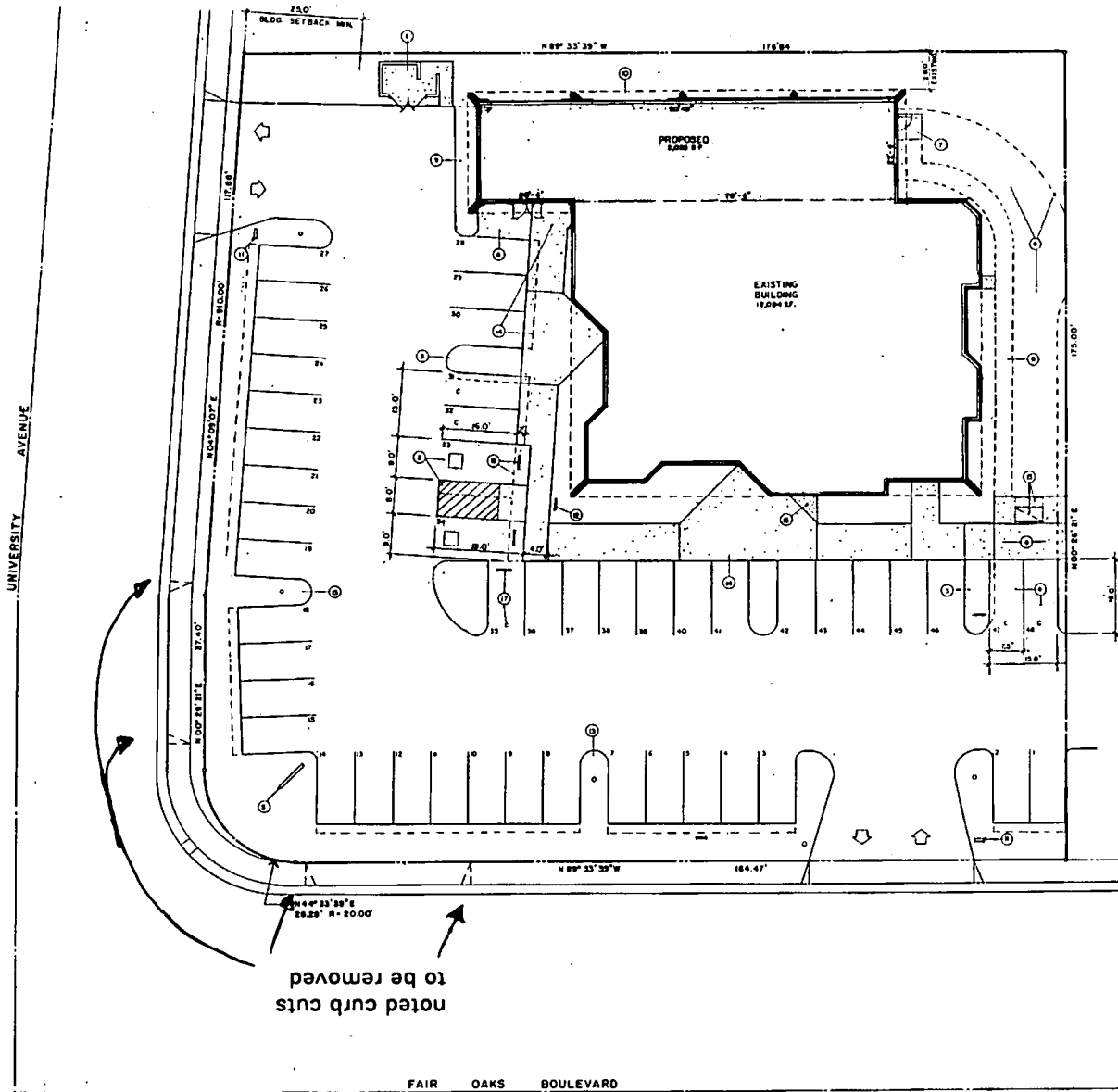
Sincerely,

A handwritten signature in black ink, appearing to read 'M. Craig Nagler', written over a horizontal line.

M. Craig Nagler

item # 4
page 12

EXHIBIT A



- PRELIMINARY SITE PLAN NOTES
1. EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH NEW CURB CUT.
 2. EXISTING HANDICAP ACCESSIBLE TO BE REMOVED AND REPLACED WITH NEW CURB CUT.
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 27. EXISTING HANDICAP ACCESSIBLE TO BE REMOVED AND REPLACED WITH NEW CURB CUT.



notes:

PROJECT ANALYSIS

EXISTING 1ST FLOOR GARAGE	10,000 SF
PROPOSED 1ST FLOOR GARAGE	2,000 SF
TOTAL 1ST FLOOR GARAGE	12,000 SF
EXISTING 2ND FLOOR OFFICE	10,000 SF
PROPOSED 2ND FLOOR OFFICE	2,000 SF
TOTAL 2ND FLOOR OFFICE	12,000 SF
TOTAL BUILDING AREA	24,000 SF
TOTAL BALCONY AREA	10,000 SF

PARKING ANALYSIS

OFFICE	10 SPACES
EXISTING TELEPHONE	10 SPACES
PROPOSED TELEPHONE	10 SPACES
EXISTING BICYCLE	10 SPACES
PROPOSED BICYCLE	10 SPACES
TOTAL BICYCLE	20 SPACES

STREETS

UNIVERSITY AVENUE	10 SPACES
FAIR OAKS BOULEVARD	10 SPACES
TOTAL STREETS	20 SPACES

TOTAL PROPOSED

40 SPACES

FKA

2620 Hurley Way,
Suite 185
Sacramento, CA 95825
(916) 641-1555

**HOME FEDERAL
BUILDING EXPANSION**

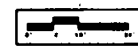
2264 FAIR OAKS BOULEVARD
SACRAMENTO, CALIFORNIA

FOR:
MR. GERN NAGLER

P95-033

PRELIMINARY SITE PLAN

1" = 10.0'



PROJECT NO.	1-EN-94F	SHEET NO.	1
DATE	4-6-95	OF	2

