

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jerol Moore & Associates, 9983-C Folsom Blvd., Sacramento, CA 95827		
OWNER	William Sutton, 3425-B American River Drive, Sacramento, CA 95825		
PLANS BY	Jerol Moore & Associates, 9983-C Folsom Blvd., Sacramento, CA 95827		
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	11-29-82	EIR	ASSESSOR'S PCL. NO. 017-071-09

APPLICATION: 1. Negative Declaration  
2. Development Plan Review for office complex consisting of two buildings totaling 9,000± square feet in area located on 0.6± vacant acres in the Limited Commercial (C-1-R) zone.

LOCATION: Fronting both South Land Park Drive and Sutterville Road, 200± feet west of the intersection

PROPOSAL: The applicant is requesting the necessary entitlements to develop two, one-story office structures with a total area of 9,000± square feet.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1965 Sutterville Heights  
Community Plan Designation: Shopping/Commercial  
Existing Zoning of Site: C-1-R  
Existing Land Use of Site: Vacant

Surrounding Land Use & Zoning:

North: Day Care Center; C-1  
South: Shopping Center; C-1  
East: Service Station; C-1  
West: Office Building; C-1

Parking Required: 23 spaces  
Parking Ratio Required: 1:400  
Parking Provided: 26 spaces  
Parking Ratio Provided: 1:346  
Property Dimensions: Irregular  
Property Area: 0.63 acre  
Square Footage of Building: 9,004  
Height of Building: One-story/18 feet  
Street Improvements/Utilities: Existing  
Topography: Flat

BACKGROUND INFORMATION: The applicant is proposing to develop two, one-story office structures with a total area of 9,000 square feet. The subject site is an irregular shaped parcel with street frontages on both Sutterville Road and South Land Park Drive. The subject site is zoned C-1-R; therefore, the proposed project is subject to Commission review.

STAFF EVALUATION: Staff has the following comments on this proposal:

1. On December 13, 1980 the City Council approved the necessary entitlements (P-9214) for a child day care facility for the adjacent parcel to the north.

APPLC. NO. P82-255

MEETING DATE December 9, 1982

CPC ITEM NO. 27

003104

Due to the irregular shape of both parcels and the need to provide reciprocal access easement, a master plan was proposed to indicate a compatible development plan for the subject parcel.

The applicant's site plan essentially conforms to the master plan proposed in conjunction with the day care center project.

The proposed buildings will be constructed of plywood siding, stucco and redwood trim, with asphalt shingle roof. The architectural style is compatible with other structures in the vicinity.

2. The proposed site plan indicates a four-foot wide planter strip adjoining South Land Park Drive. Given that there is more than the minimum backout maneuvering area for the parking spaces adjacent to the planter strip, staff recommends that the planter strip be widened to a minimum of six feet to devote more space to landscaping and shade trees. The applicant can take advantage of the compact car and new parking surface ordinances to provide a wider planter area. The applicant should also provide an outdoor lighting system for the parking area and around the exterior of buildings.
3. No signage has been submitted in conjunction with the application. Therefore, staff requests that a signage program be submitted for staff review and approval prior to the issuance of building permits.
4. The site plan indicates a trash enclosure next to the existing masonry wall abutting the day care center. Staff requests that the applicant submit detailed drawings which indicate the design, color and materials of this structure prior to the issuance of building permits.
5. The applicant should provide bicycle locker facilities to encourage alternative modes of transportation. Staff suggests a minimum of five bicycle locker facilities be provided with two being Class I locker units.
6. The proposed project is subject to the City's 50 percent shading requirement. Staff recommends that the applicant submit detailed landscape and irrigation plans for the review and approval of City staff prior to the issuance of building permits.
7. The applicant should be aware that the project is designed for general office space based on the number of parking spaces provided (one space/346 square feet). Based on the more restrictive parking requirement (one space/200 square feet), medical/dental office uses would not be permitted to locate in this project.

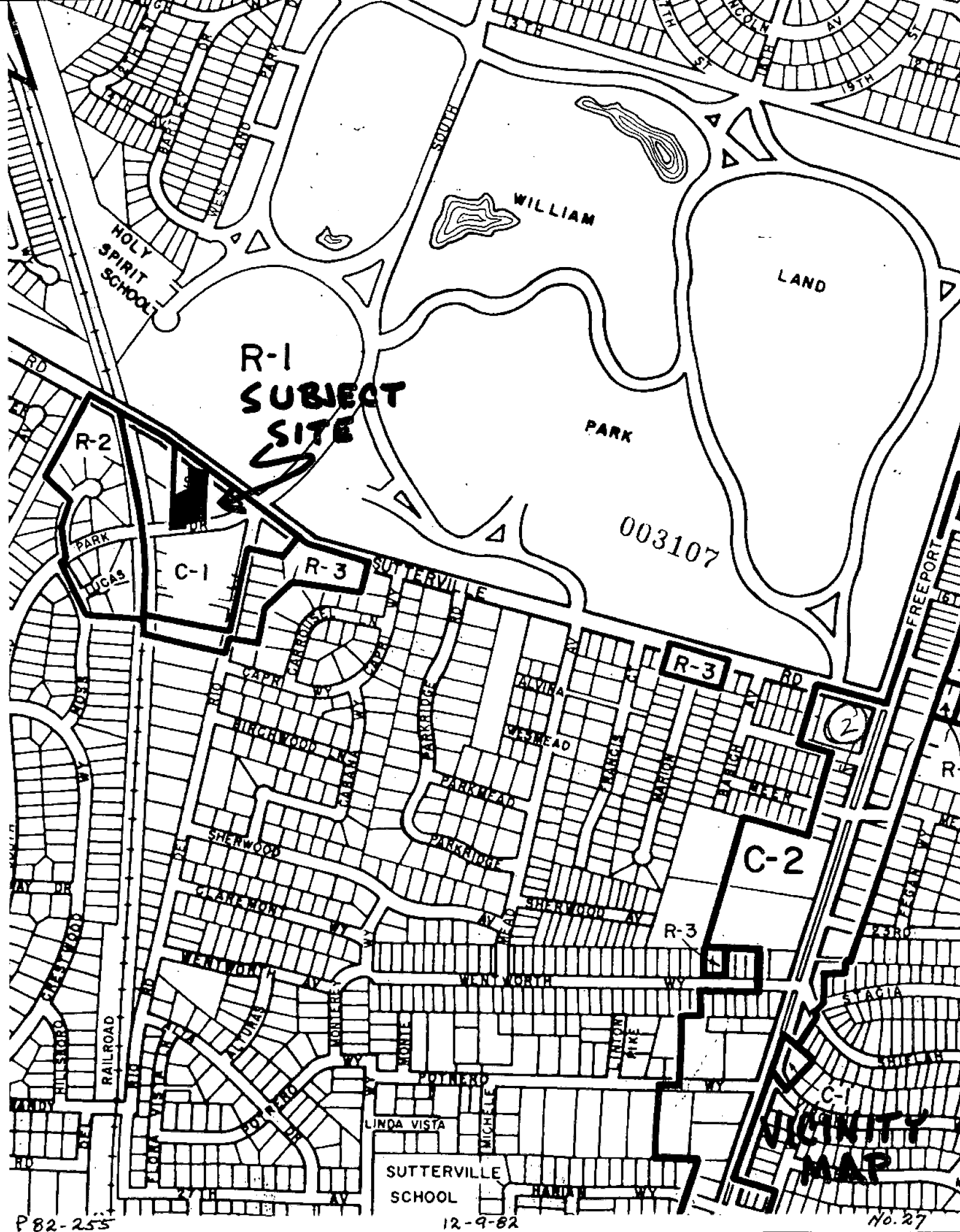
STAFF RECOMMENDATION. Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the proposed development plan under the "R" Review designation, subject to the following conditions:

Conditions

- a. The applicant shall revise the site plan indicating a planter strip with a minimum width of six feet adjacent to the South Land Park property line. The revised site plan shall be submitted to the staff for review and approval prior to the issuance of building permits.

- b. The applicant shall install an outdoor lighting system for the parking area and on the exterior walls of the office buildings. The average minimum light intensity measured at the paved surface area shall be four to 10 foot candles. The design, locations of light standards and lighting specifications shall be indicated on the revised site plan.
- c. The applicant shall submit a detailed sign program for the review and approval of staff prior to the issuance of building permits.
- d. The applicant shall submit detailed drawings of the trash enclosure which indicates the design, color and materials to City staff for review and approval prior to issuance of building permits.
- e. The applicant shall locate a minimum of five bicycle storage lockers, with a minimum of two lockers being Class I facilities. The locations of the bicycle locker facilities shall be indicated on the revised site plan.
- f. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of City staff prior to the issuance of building permits. These plans shall include the following:
  - 1) compliance with the 50 percent shading requirement;
  - 2) a variety of ground cover, shrubs and trees, including 15 and five-gallon specimens.



**R-1  
SUBJECT  
SITE**

WILLIAM

PARK

LAND

003107

C-2

**NEIGHBORHOOD  
MAP**

P-82-255



INTERVILLE ROAD

DATE: 10/17/83  
APPROVAL OF ARCHITECTURAL REVIEW BOARD ENTERED RECORD 11:52:34 AM SER. SUBJECT TO THE FOLLOWING CONDITIONS:

G. Moser  
CITY PLANNING COMMISSION

EXISTING BUILDING

EXISTING BUILDING

EXISTING PARKING

1 CURBS AND WHEEL STOPS

Melvin Smith Prep School

1350 Melvin Smith Prep School

EXISTING BLOCK WALL

CHAIN LINK ENCLOSURE FOR CUBS BOWL. SEE PLAN

CONC. WALK AND GR. PAVING TO MEET FULLY FOR RECON. SEE CONSTRUCTION

1350 INTERVILLE RD BUILDING NO. 1

CONC. X FORMER - BRICK RAMP W/ CRUMBED ROCK

BUILDING NO. 2  
1360 INTERVILLE RD

CONC. PAVING, CURBS & PLANTERS SEE PAVING PLAN

N. 10' 34" 11" E. 105.25'

208.50'

107' 00" 32" W.

Valley Custom Drapery

4000

VIDEO

Parkside VIDEO

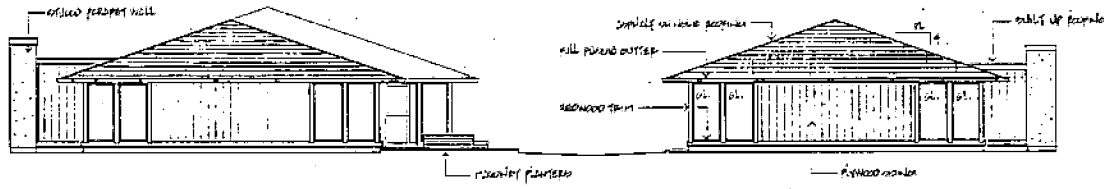
003108

EXISTING CURB CUTTER  
150.00'  
5.00' 34" 42" W.  
10.0' 20.0' 9.0'

TO EQUAL 10.0' DRIVE

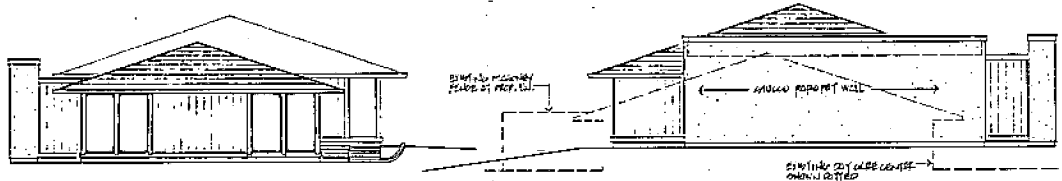
LAND PARK

SITE PLAN



STREET ELEVATION SOUTH LAND PARK DRIVE

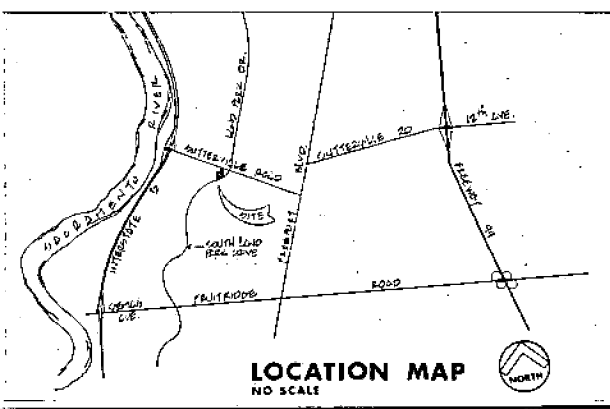
LIST OF COLORS:  
 SYPH available paper - velocity black (mainline coop)  
 FINISHED masonry - color 15 (brown) (shippin)  
 CEDARWOOD TRIM - color 20 (brown) (shippin)  
 OFFICE - color 21 (white) (shippin)



STREET ELEVATION SUTTERVILLE ROAD

# EXTERIOR ELEVATIONS

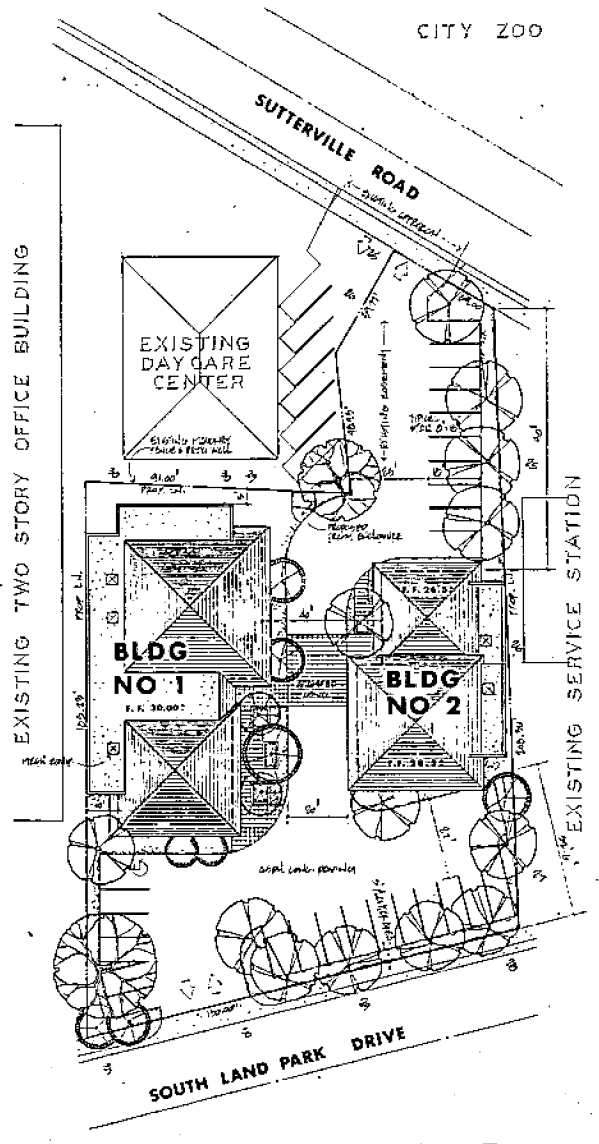
SCALE: 1/8" = 1'-0"



LOCATION MAP  
NO SCALE

## STATISTICS

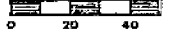
LOT AREA	69,000 SQ. FT.
BUILDING AREA	9,700 SQ. FT.
FLOOR AREA	19,400 SQ. FT.
TOTAL FLOOR AREA	38,800 SQ. FT.
POSSIBLE BUILDING FLOOR AREA	38,800 SQ. FT.



EXISTING TWO STORY OFFICE BUILDING

## SITE PLAN

SCALE: 1" = 20'

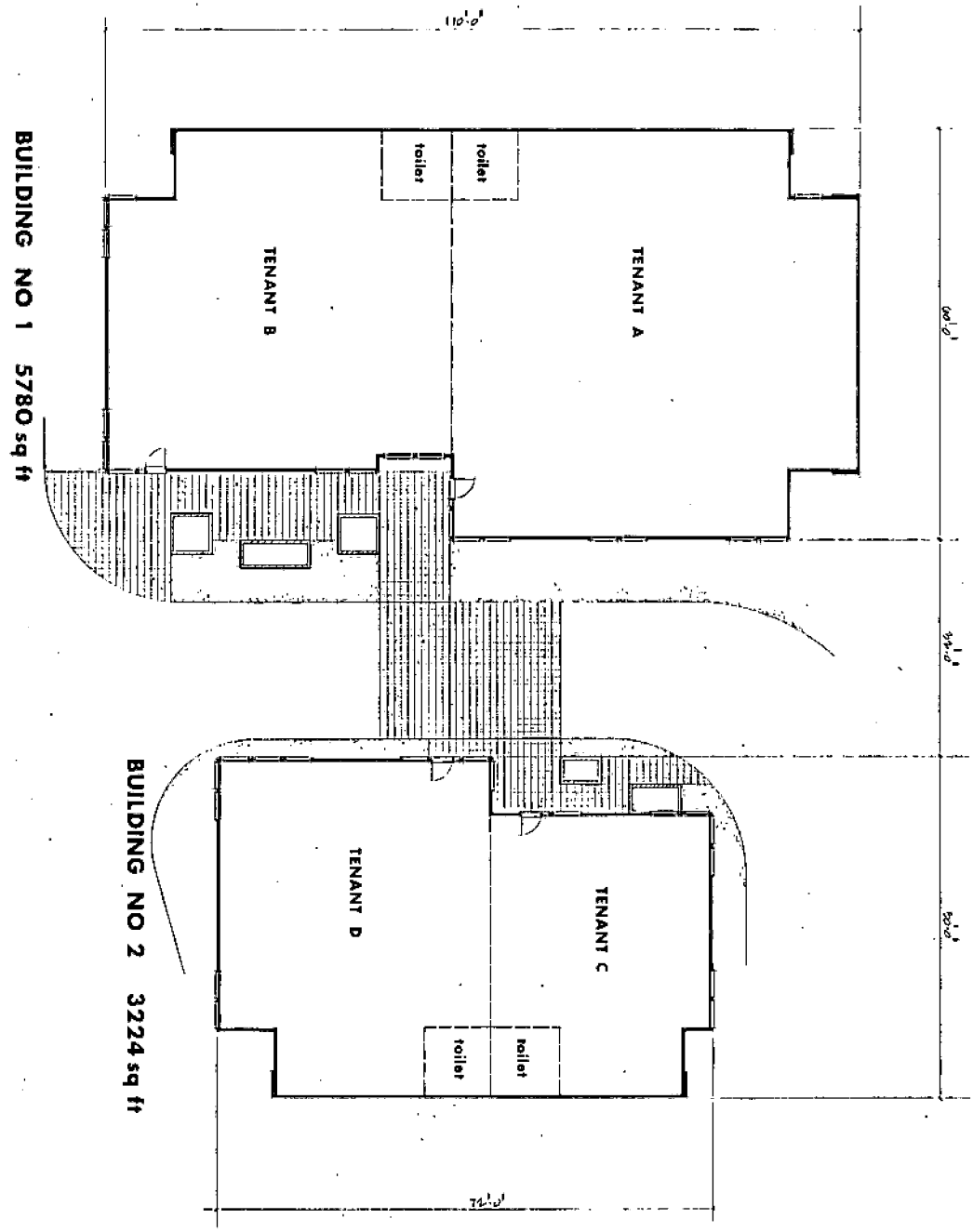


Jero Moore & Associates  
 Architects & Planners, Inc.  
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 Sacramento, CA 95827 (916) 367-2013

**Jero Moore & Associates**  
 COMMERCIAL OFFICE BUILDING  
 SOUTH LAND PARK DRIVE AND SUTTERVILLE ROAD  
 CITY OF SACRAMENTO  
 PARCEL 17 071 09

DATE	12-9-82
SCALE	1" = 20'
PROJECT	COMMERCIAL OFFICE BUILDING
NO.	1

003110



**BUILDING PLAN**  
 SCALE: 1/8" = 1'-0"  
 9004 sq ft



**P 82255**

SHEET <b>2</b>	DATE 12-9-82	DRAWN BY J.M.	CHECKED BY J.M.	PROJECT NO. 9883	COMMERCIAL OFFICE BUILDING SOUTH LAND PARK DRIVE and SUTTERVILLE ROAD PARCEL 17 071 09 CITY OF SACRAMENTO		Jerol Moore & Associates Architecture & Planning 9983 Folsom Blvd., Suite C Sacramento, Cal. 95827 (916) 381-2031	2/25/82 WJW/PT C-1304
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