

CITY PLANNING COMMISSION

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

APPLICANT David Perry, AIA Architects - 2245 Parktowne Circle, Sacramento
OWNER Buzz Oates Enterprises - 8615 Elder Creek Rd, Ste 100, Sacramento 95825
PLANS BY David Perry, AIA Architects - 2245 Parktown Circle, Sacramento
FILING DATE 7-24-89 ENVIR. DET. Negative Declaration REPORT BY BW:sg
ASSESSOR'S PCL. NO. 079-0310-036

- APPLICATION:**
1. Negative Declaration
 2. Special Permit to exceed the 25 percent office use to allow the development of a 40,180 sq. ft. office building on 1.6+ vacant acres in the Heavy Industrial (M-2(S)) zone

LOCATION: Southeast corner of Kiefer Boulevard and Florin-Perkins Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 40,180+ square foot (100%) office building on a vacant lot.

PROJECT INFORMATION:

General Plan Designation: Industrial/Employee Intensive
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; M-2(S)	Front:	25'	25'
South: Nursery/adult school; M-2(S)	Side(Int):	0'	25'
East: Industrial/nursery; M-2(S)-R	Side(St):	25'	25'
West: Office Building; M-2(S)	Rear:	0'	Irregular shape

Parking Required: 100 spaces (1:400 office)
Parking Provided: 100 spaces
Property Dimensions: Irregular
Property Area: 1.6+ acres
Square Footage of Building: 40,180 sq. ft.
Height of Building: 46' (3 story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Reflective glass and dryvit
Roof Material: Built-up

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

A. Land Use and Zoning

The subject site consists of one vacant parcel on 1.6+ vacant acres in the Heavy Industrial (M-2(S)) zone. The site is located on the corner of Kiefer Boulevard and Florin-Perkins Road. Surrounding land uses are: National Education Center and a nursery in the M-2(S) zone to the south; vacant land in the M-2(S) zone

to the north; and industrial use and portions of the nursery operation to the east in the M-2(S)-R zone; and a two-story office building to the west, zoned M-2(S). The General Plan designates the site for Industrial/Employee Intensive. The subject site is near a light rail station.

B. The applicant is proposing to construct a 40,180 square foot three-story office building on the subject site. The applicant is requesting a special permit to exceed the allowed 25 percent office in order to develop a 100 percent office development.

C. Site Plan Design

The submitted site plan indicates a driveway entrance off of both Florin-Perkins and Keifer Boulevard. A 25 foot landscape setback between the parking areas and the front yard and street side yard property lines is indicated. A 25 foot interior side yard is shown on the site plan between the building and some of the parking area.

A landscape plan has been submitted. The submitted plan indicates fifteen, five and one gallon trees within the setback areas. Ground cover consisting of scotch moss, blue grass and lawn grass is proposed. The site plan indicates two foot high undulating berms along the 25 foot setback fronting on Florin-Perkins Road and Keifer Boulevard. Staff recommends that the 25 foot setback area contain 3-1/2 foot high undulating berms. The corner berm, where Keifer Boulevard and Florin-Perkins Road intersect, can be 2-1/2 feet high to allow vehicle clearance (see exhibit A). The berms shall be overlapping. Ground cover and trees are proposed in the 25 foot interior side yard setback area. Fencing proposed for the site shall be indicated on the site plan identifying material and height and shall be reviewed by staff prior to issuance of building permits.

The trash enclosure indicated on the site plan is located inside of the building on the first floor. Trash dumpsters located outside of the structure will be required to meet the Zoning Ordinance regulations for trash enclosures.

No signage is indicated on the site plan. The subject site shall be allowed one attached sign per street frontage and one monument sign. The monument sign shall not exceed 6 feet in height. Signage proposed on the subject site shall be reviewed and approved by the Planning Director prior to issuance of sign permits. All satellite and mechanical equipment shall be attractively screened. Final design and material shall be reviewed by staff.

D. Building Design/Use

The proposed building design consists of reflective glass and dryvit with a built-up roof. The building height is 46 feet with three floors. Building area on the three floors will be 11,500 square feet, 14,300 square feet, and 14,380 square feet, respectively. Staff supports the overall building design but would prefer a metal circular column natural finish in aluminum to match with the horizontal curtain wall or painted metal to match the color of the railing. The reveal lines should be wide and deep to present a well defined shadow line.

Interior of the parapet wall shall be finished in a manner equal to the exterior surface of the building.

The proposed office square footage will exceed the 25 percent office use allowed in a M-2(S) zone. The 100 percent office proposed is compatible with adjacent and nearby properties. There are currently two, 2-story office buildings adjacent to the subject site. These uses in addition to the proposed use are people intensive uses which are in close proximity to a light rail station. The proposal is consistent with the General Plan which designates the site for Industrial/Employee-Intensive. Staff has, in the past, recommended approval of office uses in industrial zones exceeding the 25 percent office in the area since a light rail station is nearby and mixed uses are encouraged. The 40,180 square foot office building would not significantly impact the level of service for the existing street system on both Florin-Perkins and Keifer Boulevard.

E. Parking and Circulation

The submitted site plan indicates a total of one hundred (100) parking spaces. One hundred (100) spaces are required for the proposed office use. Staff finds that sufficient parking will be provided on the subject site. The site plan indicates three handicap spaces, sixteen compact spaces (3 covered) and eighty-one standard parking spaces. Seven bicycle locker facilities are proposed on the subject site. Implementation of a Transportation Management Plan (TMP) will be required prior to issuance of building permits. Trip reduction measures such as transit passes, carpool/vanpool and showers and lockers on the site may be required. Processing time for approval of a TMP may take up to 60 days. Therefore it is advisable that the applicant obtain the necessary TSM processing application in advance of the building permit.

As previously noted, one driveway entrance and exit is off of both Keifer Boulevard and Florin-Perkins Road. The City's Traffic Engineer indicated to staff that there were no problems with the circulation pattern proposed on the site plan. It is recommended that a 2 foot vehicle overhang be provided for vehicle parking. The parking lot area will be required to meet the 50 percent shading requirement.

F. Agency Comments

The proposal was submitted to Traffic Engineering, the TSM Coordinator, Engineering, Building Inspection, City Community Services and Sacramento Regional Transit. The following comments were received.

1. TSM Coordinator

A Transportation Management Plan is required to be approved prior to issuance of building permits.

2. Regional Transit - (see attached letter)

ENVIRONMENTAL DETERMINATION:

The proposed project will not have a significant adverse effect on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to exceed the 25 percent office to allow development of a 40,180 square foot office building, subject to conditions and based on findings of fact which follow.

Conditions

1. The 25 foot setback areas between the parking and the front yard and street side yard property lines shall be planted with 3-1/2 foot undulating berms. The 3-1/2 foot berms shall be overlapping.
2. Trash dumpsters located outside of the building shall be required to meet the Zoning Ordinance requirements for trash enclosures.
3. Fencing proposed on the property shall be indicated on the site plan and subject to review and approval by planning staff prior to issuance of building permits.
4. A 2 foot vehicle overhang shall be provided for vehicle parking.
5. Any signage proposed on the subject site shall be reviewed and approved by the Planning Director prior to issuance of sign permits. One attached sign per street frontage and one monument sign not exceeding six feet in height shall be allowed.
6. Pedestrian access from the LRT station to the building's entrances shall be as direct as possible. In the parking lots, this access shall be protected from automobile traffic for safe pedestrian routes.
7. All satellite and mechanical equipment shall be attractively screened. Final design and material shall be reviewed by staff.
8. A Transportation Management Plan (TMP) shall be submitted for the review and approval of the City's TSM Coordinator prior to issuance of building permits.
9. The parking area shall be required to meet the 50 percent shading requirement.
10. Reveal lines shall be wide and deep to present a well defined shadow line.

11. The interior of the parapet wall shall be finished in a manner equal to the exterior surface of the building.

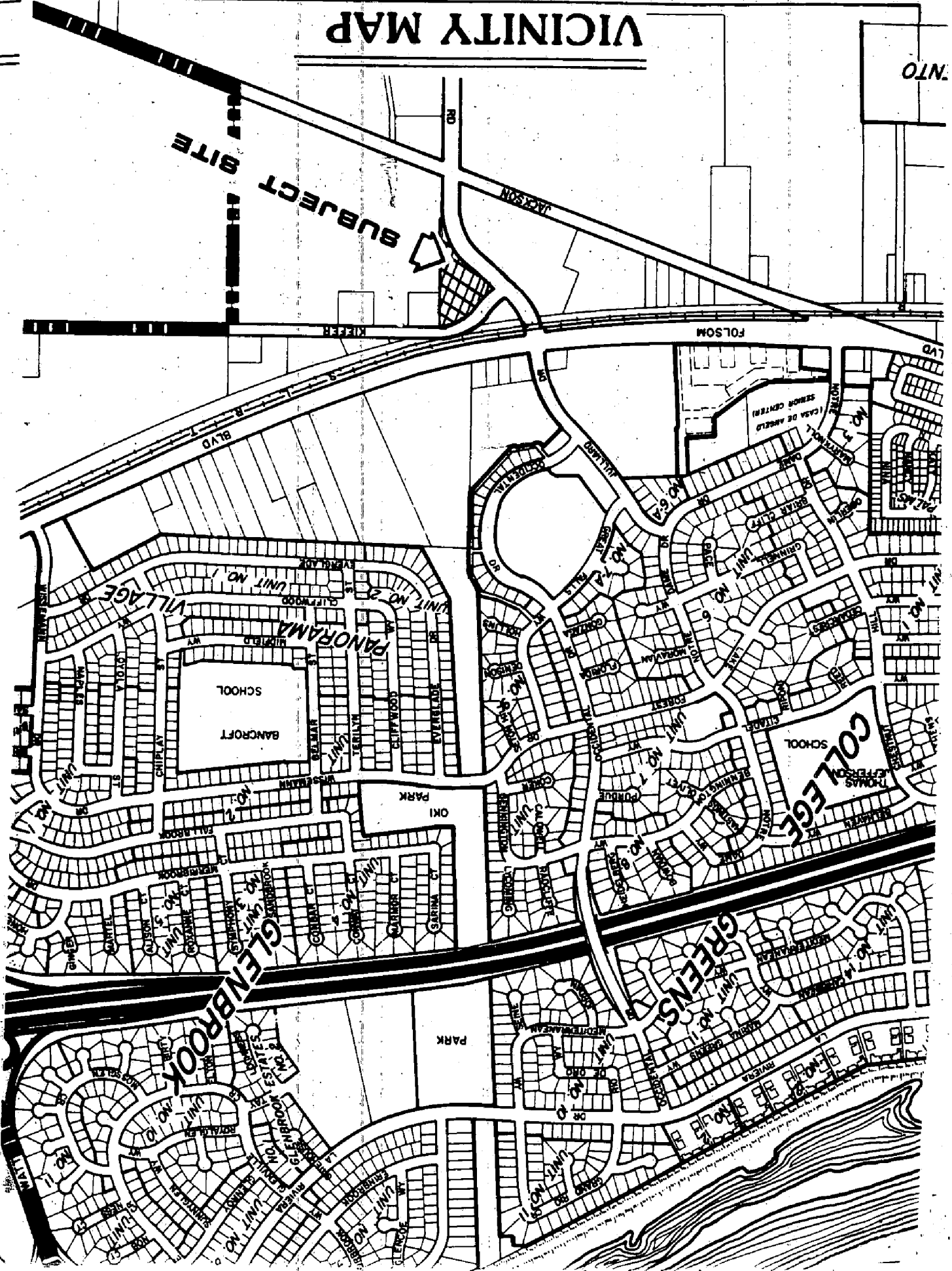
Findings of Fact

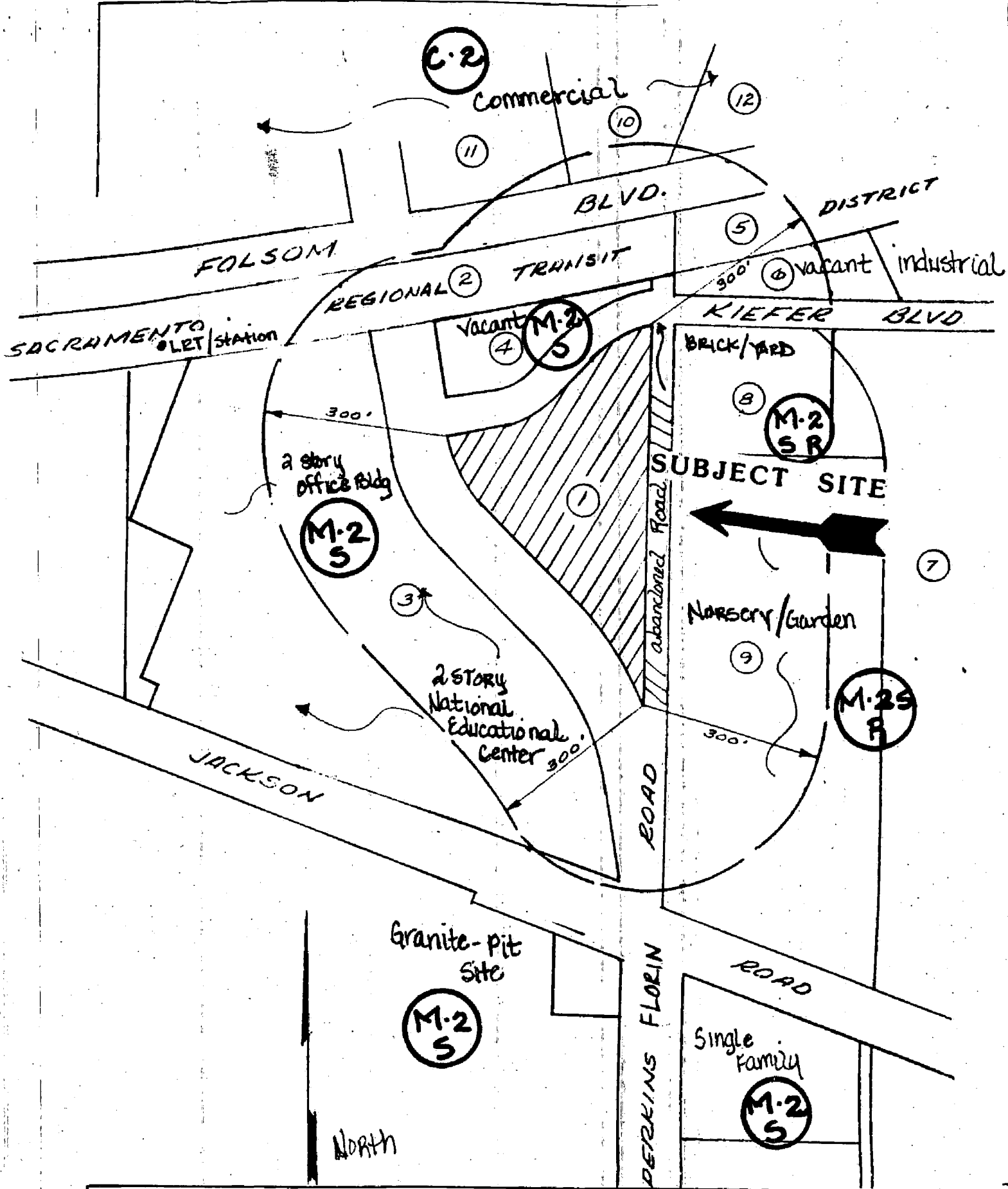
1. The project is based upon sound principles of land use in that:
 - a. adequate space is provided on the site for the increase office square footage in the M-2(S) zone; and
 - b. the proposed use is compatible with existing warehouse, office, light rail and commercial type uses in the immediate area.
2. The project will not be detrimental to the public safety nor to neighboring properties in the vicinity in that:
 - a. adequate on site parking, landscaping, and access will be provided;
 - b. the subject site is adjacent to a light rail line/station; and
 - c. the proposed 100 percent office use will not significantly increase the traffic in the area.
3. The project is consistent with the City's General Plan which designates the site for Industrial/Employee Intensive and the proposed office increase is compatible with the surrounding land uses.

VICINITY MAP

SUBJECT SITE

INTO





LAND USE & ZONING MAP

P89-275

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EXHIBIT A SITE PLAN

BUILDING STATISTICS

Zone: M-2
 Occupancy: B2
 Construction Type: Sprinkled

BUILDING AREA - OFFICE SPACE

1st Floor: 11,500
 2nd: 4,500
 3rd: 4,500
 Total: 20,500

PARKING

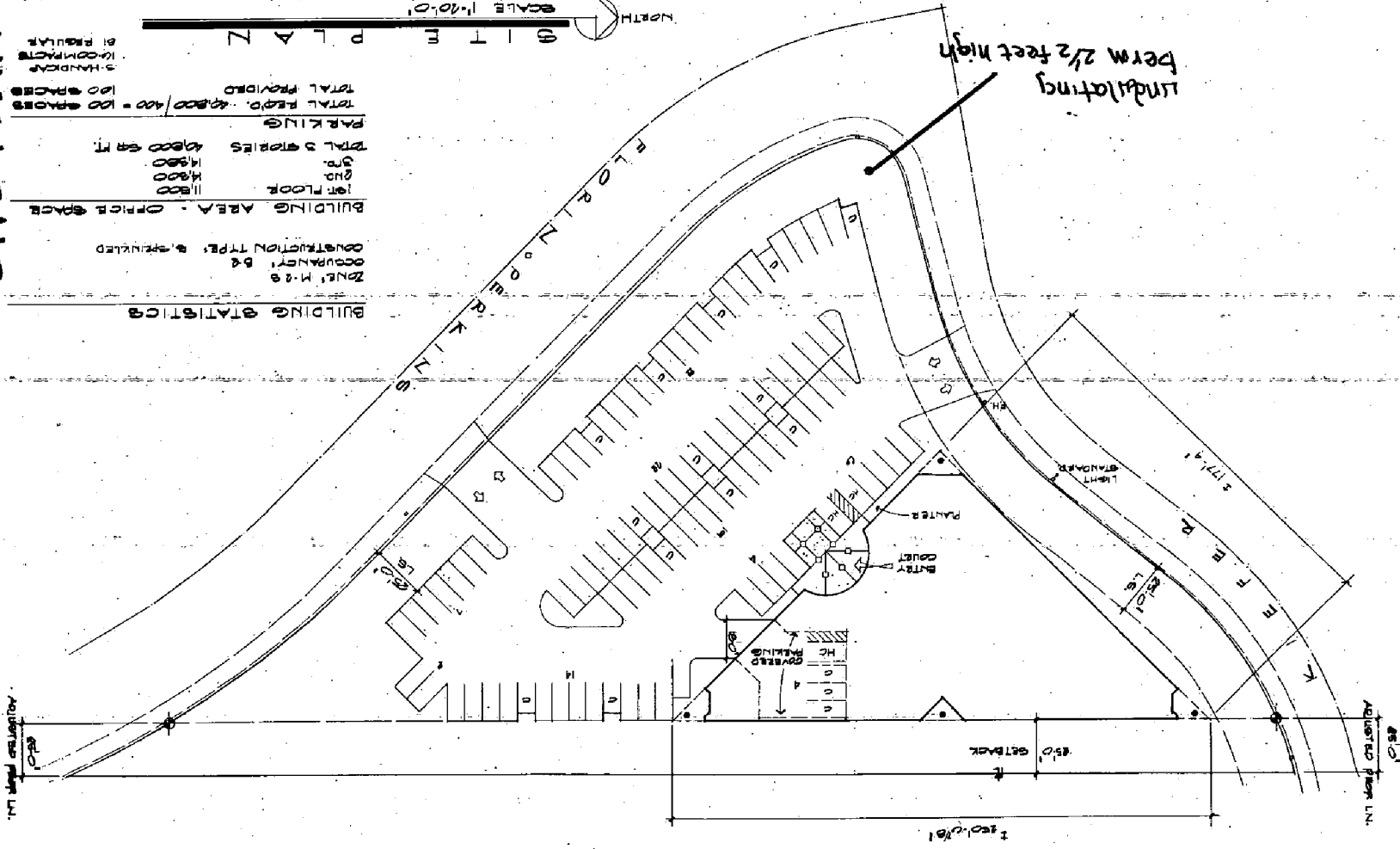
Total Provided: 400 / 400 = 100 spaces
 Total Required: 400

DATE: July 29, 1989
DESIGNER: S. HANDEK
 ARCHITECT
 21 PRUITT

SCALE 1"=10'-0"

NORTH

PLAN



david party
 the architect
 2010 1st Street
 Sacramento, CA 95811
 916-441-1111

consultant

project

KIEFER PLAZA
 3201 Florin/Parkway Road
 Sacramento, CA 95833
 APN
 078-0310-036

1989-275

9-14-89

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989-275

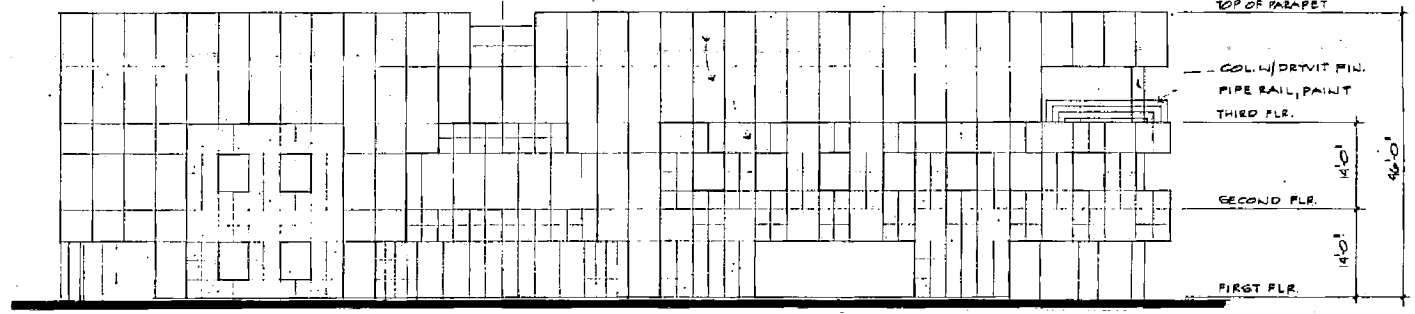
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① 2 3 4 5 6 7 8

3 3/4'
E OF ENTRY FEATURE

REFLECTIVE GLASS AND
CURTAIN WALL SYSTEM
DRYVIT

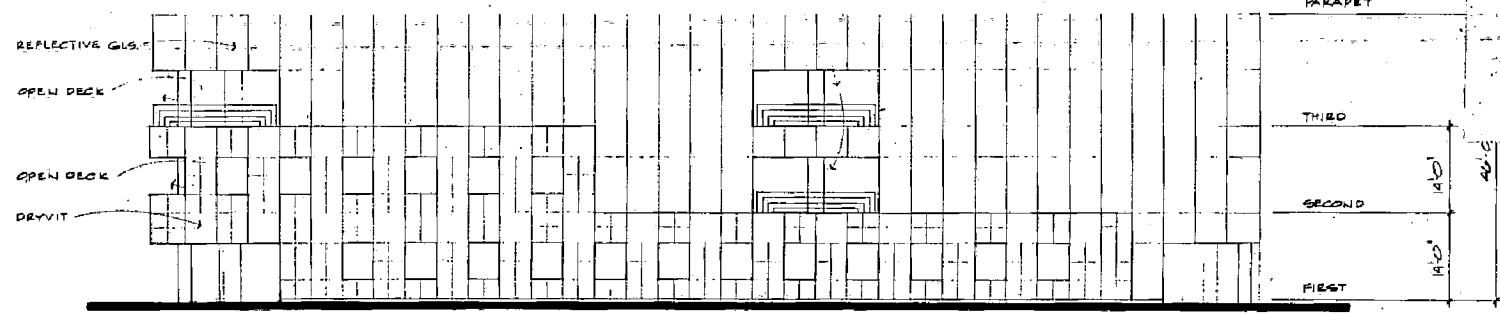


SOUTH WEST ELEVATION

SCALE 1/8"=1'-0"

(A) (B) (C) (D) (E) (F)

OPEN DECK



NORTH WEST ELEVATION

SCALE 1/8"=1'-0"

David Perry
an architect
2240 Redwood Drive
Menlo Park, CA 94025
650-325-1587

consultant

project

KEIFER PLAZA
1000 Parkins Road
Menlo Park, CA 94026
APN
579-0510-036

ELEVATIONS
EXHIBIT B

revision

date:
JULY 22, 1989

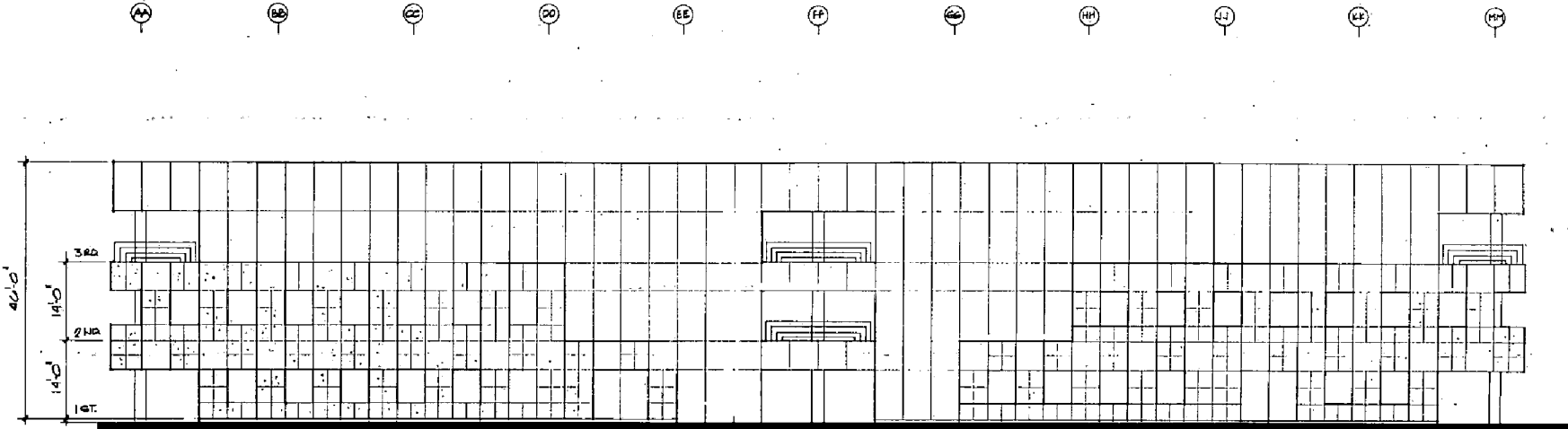
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E A S T E L E V A T I O N
 SCALE 1/8" = 1'-0"

David Perry
 architect
 2225 Florin Road
 Sacramento, Ca. 95828
 916-485-2997

client
 consultant

project

KEIFER PLAZA
 3201 Florin/Perkins Road
 Sacramento, Ca. 95828
 APN
 079-0310-038

revision

date:
 JULY 25 1989

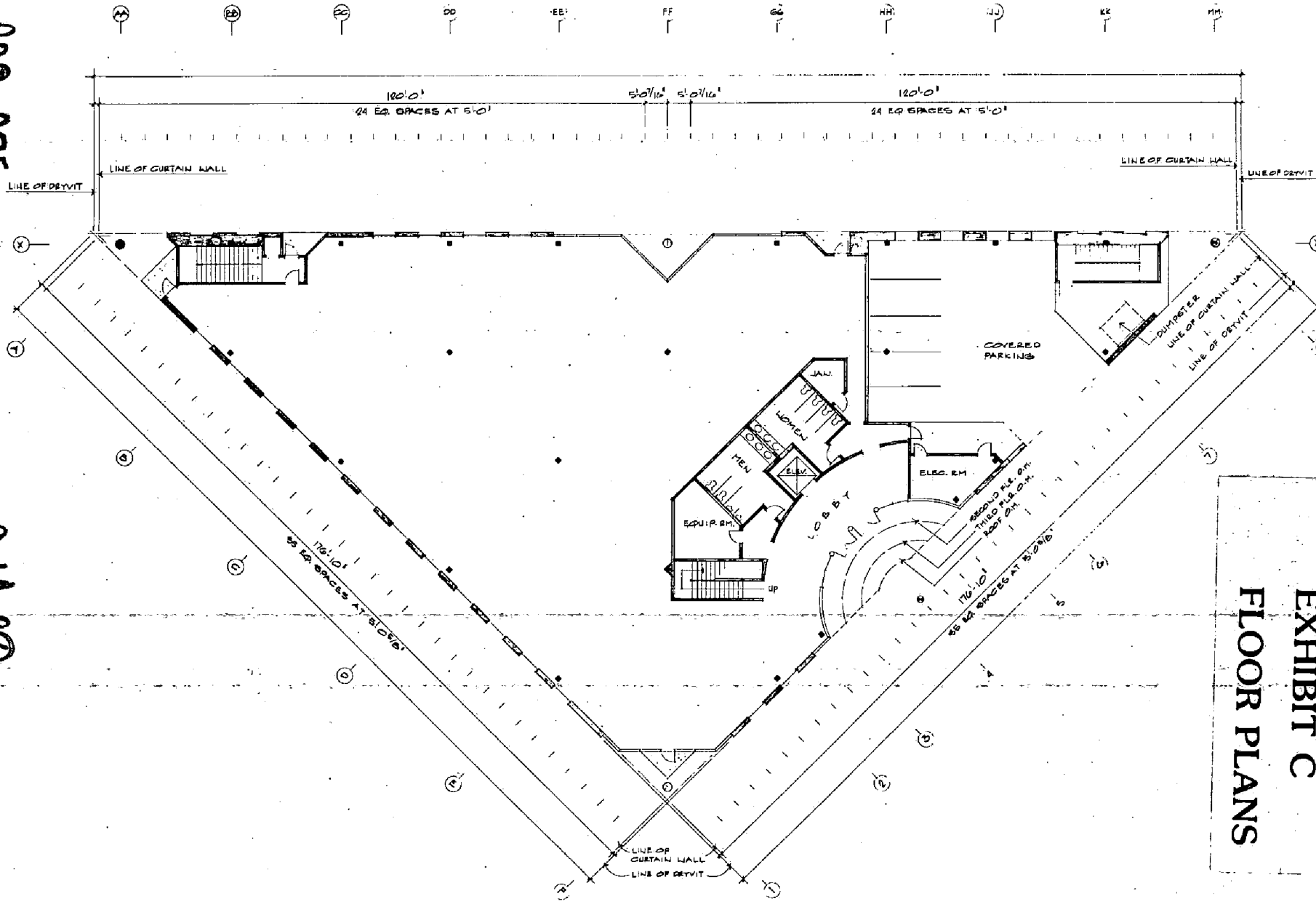
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EXHIBIT B-1
 ELEVATIONS

989-2715

9-14-89

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KEIFER PLAZA
 2201 Florin/Perkins Road
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 APN
 079-0310-030

EXHIBIT C
 FLOOR PLANS

revisions

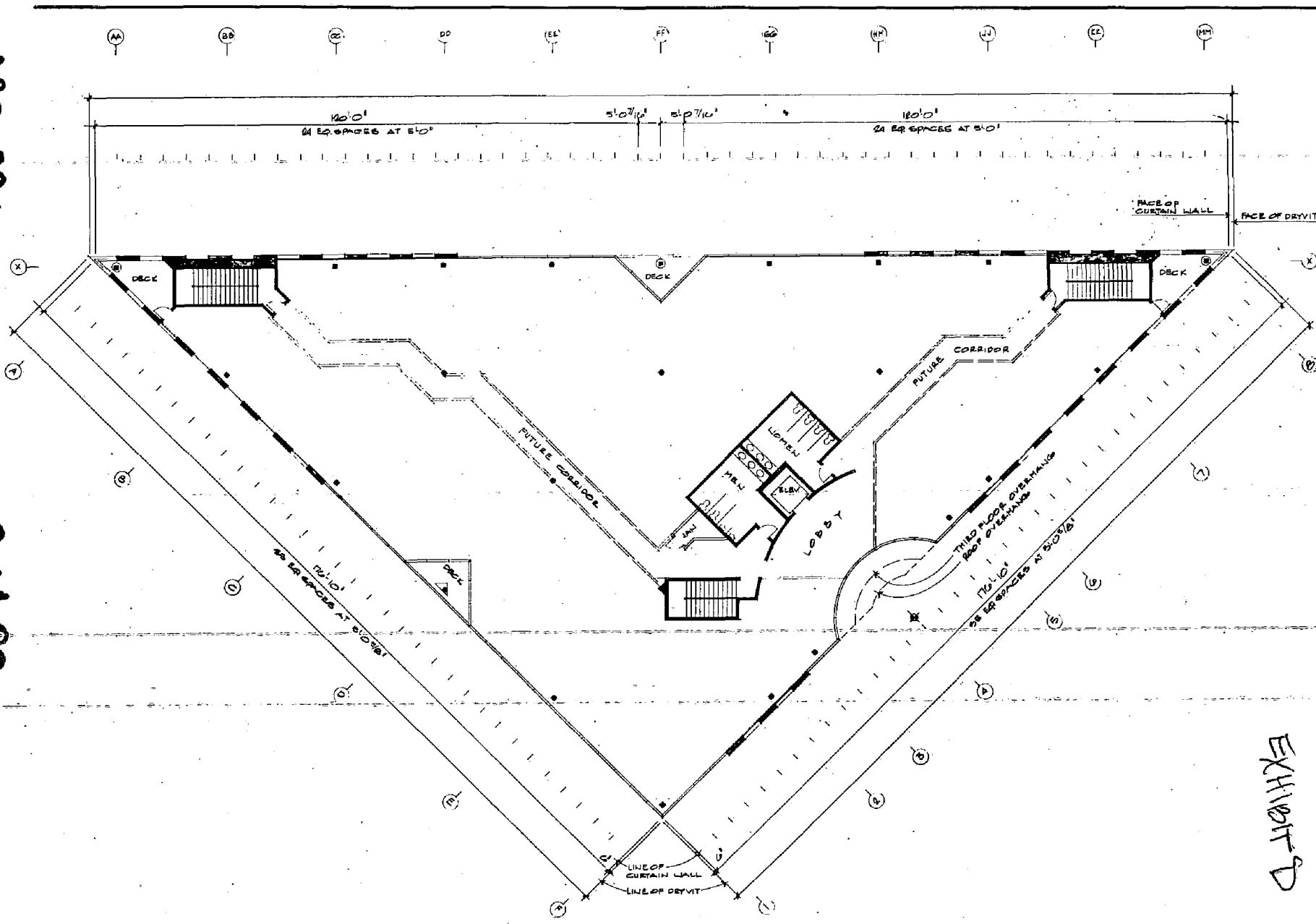
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FIRST FLOOR PLAN
 SCALE 1/8"=1'-0"

P89-275

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SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

David Perry
and
Architect

1212 Harrison Street
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916-441-3397

client

consultant

project

revision

date:

JULY 22, 1989

sheet no.

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KEIFER PLAZA
3201 Florin/Perkins Road
Sacramento, Ca. 95826
APN
079-0310-038

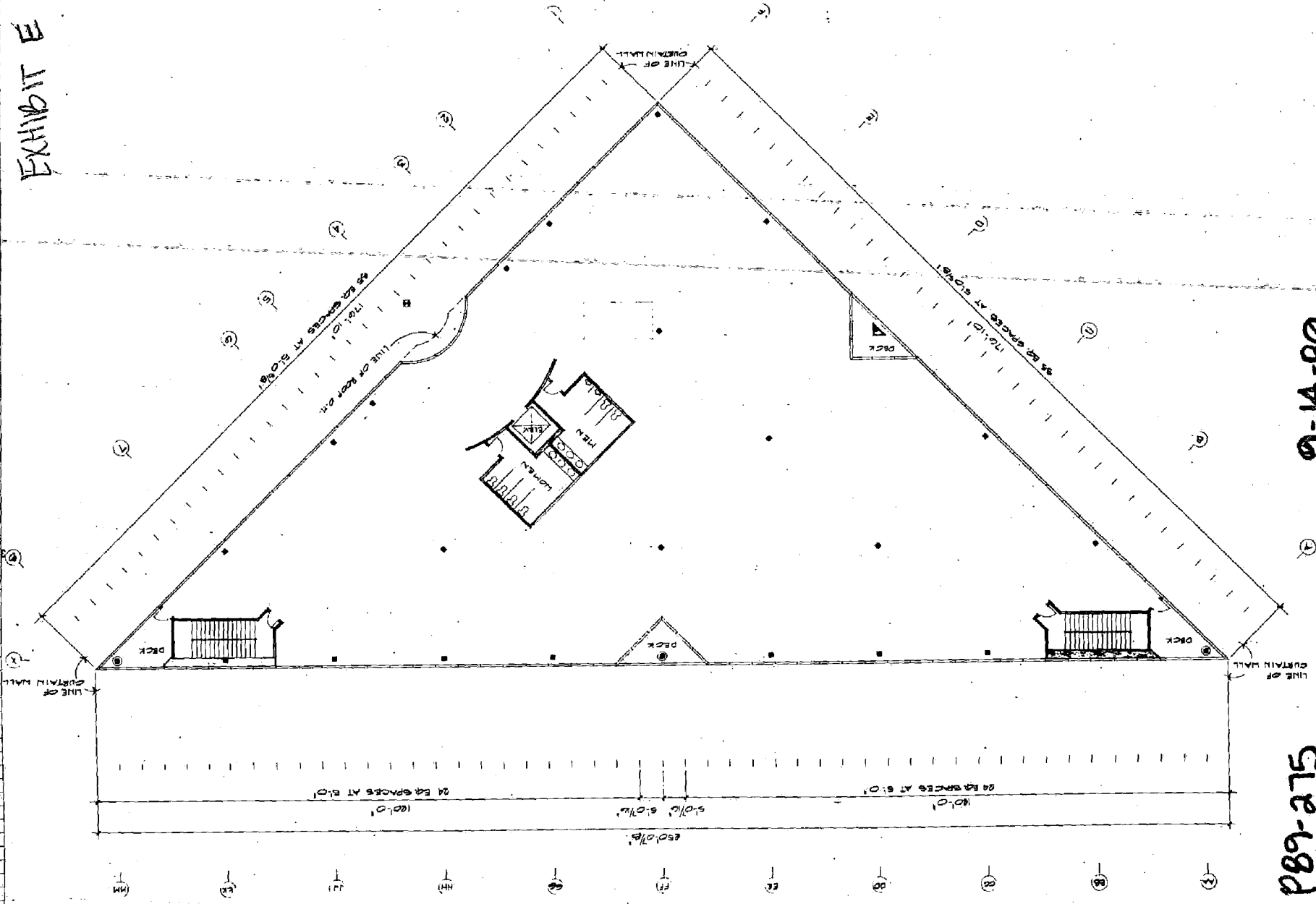
EXHIBIT D

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P89-215

EXHIBIT E

THIRD FLOOR PLAN
SCALE 1/8"=1'-0"



David Perry
 and
 Associates
 2244 Madison Road
 Sacramento, CA 95825
 916-442-2001
 DRAWN
 CHECKED
 PROJECT
 KEIFER PLAZA
 2201 Elmore Park Blvd
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 REVISIONS
 SHEET NO. 5

David Perry
cto architect

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DATE

consultant

project

KEIFER PLAZA
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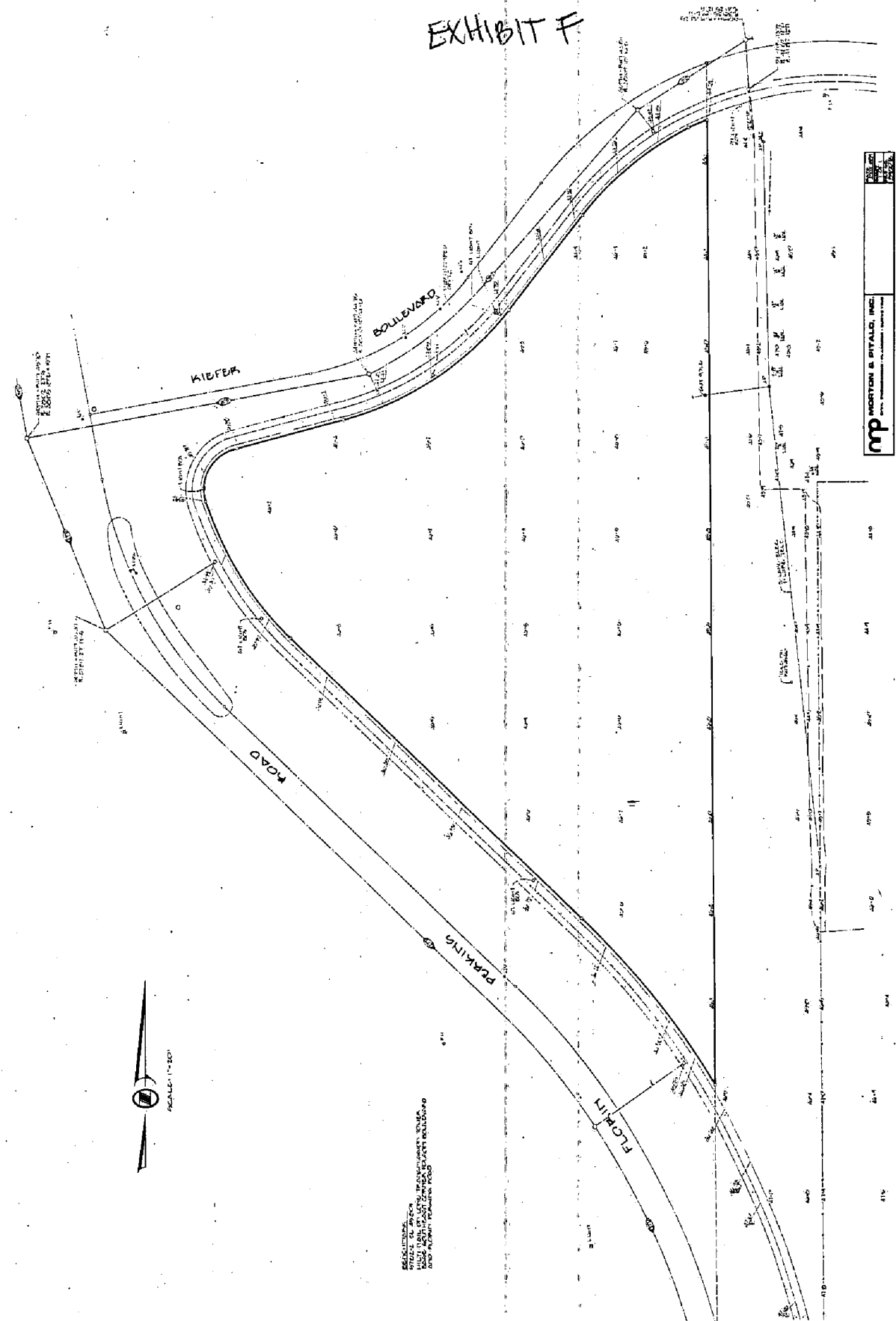
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079-0370-036

revisions

DATE
JULY 20 1989

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EXHIBIT F



REGULATIONS
WHEN AN AREA
IS TO BE DEVELOPED, THE
LOCAL GOVERNMENT SHALL
BE CONSULTED FOR
DEVELOPMENT REGULATIONS

mp
MORTON & RYLAND, INC.
1015 JACKSON AVE
SACRAMENTO, CALIFORNIA 95825
916-442-1111

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