

REPORT AMENDED BY CPC 6-9-88
CITY PLANNING COMMISSION

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

APPLICANT Sacramento Architectural Services, 1491 River Park Drive, Sacto, CA 95815
OWNER 2516 Stockton Boulevard Partnerships, 2000 Stockton Boulevard, Sacto, CA 95817
PLANS BY Sacramento Architectural Services, 1491 River Park Drive, Sacto, CA 95815
FILING DATE 5/6/88 **ENVIR. DET.** Neg. Dec. 5/13/88 **REPORT BY** PW:pe
ASSESSOR'S-PCL. NO. 014-0085-001, 011

APPLICATION: 1. Negative Declaration

2. Rezone of 0.75+ acres from Single Family (R-1) and General Commercial (C-2) to Office Building (OB) zone.

3. Lot Line Adjustment to merge two lots.

LOCATION: 2516 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 28,456 sq. ft. office building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office.
 Existing Zoning of Site: C-2, R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office, Residential; C-2, R-1	Front:	15'	16'
South: Care Facility; C-2	Side(Int):	0	30'
East: Commercial; C-2	Side	0	0
West: Residential; R-1	Rear:	25'	60'

Parking Required: 71 spaces
 Parking Provided: 69 spaces
 Property Dimensions: 300+ ft. x 120+ ft.
 Property Area: .745+ acres
 Square Footage of Building: 28,456
 Height of Building: 35 ft. to plate line
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Cement plaster and glass
 Roof Material: Cap sheet (not visible)
 Exterior Building Colors: Green glass and light grey plaster

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling .745+ vacant acres in the R-1 and C-2 zones. The front .60+ acre parcel is zoned C-2 and the rear is .15+ acres parcel is zoned R-1. The site is designated for Community/Neighborhood Commercial and Office use in the city's General Plan. Surrounding land uses include office and residential to the north, zoned C-2 and R-1; a care facility zoned C-2 to the south; commercial offices zoned C-2 to the east; and residential zoned R-1 to the west.

B. Applicant's Proposal

The applicant is requesting to rezone the subject site from R-1 and C-2 to Office Building (OB) in order to develop a 28, 456 square foot office building. The applicant had originally intended to rezone jus the rear .15+ acres from R-1 to C-2, which would have left the entire site C-2. After meeting with staff, the Office Building (OB) zone was found to be more appropriate for the office use that is proposed for the building. Therefore, the entire site will be rezoned to Office Building. Also, a lot line adjustment is requested to merge the entire site into one parcel for development.

C. Site Plan

The submitted site plan indicates the proposed office building to be located on the front of the site with a portion of the required parking located at the rear. (See site plan.) The remainder of the required parking is to be located beneath the second floor of the building. With this type of parking arrangement, the 50% shading requirement is easily achieved. The entire west and a portion of the north property lines abut residential uses. Along these residential areas a six foot masonry wall will be required. Staff recommends a decorative masonry wall to ensure compatibility with the existing residences. Staff recommends no access to the site at the 43rd Street/1st. Avenue intersection (rear of site). The applicant has indicated emergency access only with a City approved removable barricade. The paving treatment will be turf block at this access point. Staff finds this treatment of this access point appropriate provided landscaping is sufficient as per the landscape plan.

The submitted site plan indicates 69 legal parking spaces on site. Two spaces on the plans are tandem which are not allowed. Based on the General Office requirement of one space per 400 square feet, 71 spaces are required. Staff recommends a reduction of the overall square footage of the building in order to meet the parking requirement. Further, no medical office space is to be allowed since this more intensive use requires additional parking at a ratio of one space per 250 square feet.

Staff also recommends increasing the width of the parking stalls along the south property line from eight feet to ten feet between the concrete wall along the bearing wall for the building. This would allow safer and more accessible maneuvering.

A major natural feature of the site is an existing large oak tree. This oak tree will remain and has been incorporated into the landscape scheme. No signage proposal has been submitted. Staff recommends a sign program be submitted for review and approval prior to issuance of sign permits. A monument type sign with a 12 ft. maximum height is recommended.

D. Building Design

The submitted plans indicate a 28,456 square foot building. The proposed height is 35 feet to the plate line with a nine foot parapet. Building elevations feature the use of anodized bronze aluminum frame curtain walls with blue-green glass (see elevations). The first floor will have openings to allow underneath parking. Staff recommends that the east elevation first floor parking area be enclosed in order to block view into the parking area from Stockton Boulevard to ensure safety. Since this site is located in the Oak Park Redevelopment area, the City Design Review Board is required to review the design aspect of this project.

E. Lot Line Adjustment

The applicant has requested a lot line adjustment to merge the two existing lots. The merger will allow the entire site to be developed as one parcel for the overall project. Staff has no objections to this request.

F. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineering, Engineering, Building Inspections and Real Estate Divisions and the Oak Park PAC. The following comments were received.

Traffic Engineering:

1. Emergency access is to include standard driveway and construct standard improvements throughout the corner radius of the 1st. Avenue and 43rd Street.
2. Driveway on Stockton Boulevard is unacceptable as proposed. Redesign to conform with City standards with no obstructions.
3. Dedicate Stockton Boulevard to an 110' right of way and reconstruct any substandard improvements.

Oak Park PAC

No objections to the proposal.

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a Negative Declaration.

Recommendation: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the rezoning from C-2 and R-1 to OB-R with the following conditions.
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions:

1. The applicant shall re-design the site plan to the satisfaction of the Traffic Engineer and Planning Director. This revision shall include increasing the width of the parking stalls along the south property line from eight feet to ten feet.
2. A six foot decorative masonry wall shall be located along the west property line and the portion of the north property line that abuts residential uses.
3. No access, except for emergency, shall be allowed at the 1st Avenue/43rd. Street intersection.
4. A removable barricade approved by the City shall be located at the 1st. Avenue/43rd. Street intersection to allow for emergency access.
5. All parking areas shall meet City Zoning Ordinance requirements. No tandem parking shall be allowed.
6. The existing large oak tree shall be preserved to the satisfaction of the City Arborist.
7. The trash enclosure shall meet City zoning Ordinance requirements.
8. No medical office uses shall be allowed without further review and approval by the Planning Commission.
9. A sign program shall be reviewed and approved by the Planning Director prior to issuance of any sign permits.
10. The east elevation shall be revised to indicate the parking area enclosed from Stockton Boulevard and shall be approved by the Planning Director prior to the issuance of building permits.
11. Subject to review and approval of the Design Review/Preservation Board prior to issuance of building permits.
12. *A wrought iron security gate shall be installed at the entrance on Stockton Boulevard. (CPC added)*

CITY PLANNING COMMISSION

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

APPLICANT Sacramento Architectural Services, 1491 River Park Drive, Sacto, CA 95815
OWNER 2516 Stockton Boulevard Partnerships, 2000 Stockton Boulevard, Sacto, CA 95817
PLANS BY Sacramento Architectural Services, 1491 River Park Drive, Sacto, CA 95815
FILING DATE 5/6/88 **ENVIR. DET.** Neg. Dec. 5/13/88 **REPORT BY** PW:pe
ASSESSOR'S-PCL. NO. 014-0085-001, 011

- APPLICATION:**
1. Negative Declaration
 2. Rezone of 0.75+ acres from Single Family (R-1) and General Commercial (C-2) to Office Building (OB) zone.
 3. Lot Line Adjustment to merge two lots.

LOCATION: 2516 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 28,456 sq. ft. office building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office.
 Existing Zoning of Site: C-2, R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Office, Residential; C-2, R-1	Front:	15'	16'
South:	Care Facility; C-2	Side(Int):	0	30'
East:	Commercial; C-2	Side:	0	0
West:	Residential; R-1	Rear:	25'	60'

Parking Required: 71 spaces
 Parking Provided: 69 spaces
 Property Dimensions: 300+ ft. x 120+ ft.
 Property Area: .745+ acres
 Square Footage of Building: 28,456
 Height of Building: 35 ft. to plate line
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Cement plaster and glass
 Roof Material: Cap sheet (not visible)
 Exterior Building Colors: Green glass and light grey plaster

Amended report

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling .745+ vacant acres in the R-1 and C-2 zones. The front .60+ acre parcel is zoned C-2 and the rear is .15+ acres parcel is zoned R-1. The site is designated for Community/Neighborhood Commercial and Office use in the city's General Plan. Surrounding land uses include office and residential to the north, zoned C-2 and R-1; a care facility zoned C-2 to the south; commercial offices zoned C-2 to the east; and residential zoned R-1 to the west.

B. Applicant's Proposal

The applicant is requesting to rezone the subject site from R-1 and C-2 to Office Building (OB) in order to develop a 28, 456 square foot office building. The applicant had originally intended to rezone jus the rear .15+ acres from R-1 to C-2, which would have left the entire site C-2. After meeting with staff, the Office Building (OB) zone was found to be more appropriate for the office use that is proposed for the building. Therefore, the entire site will be rezoned to Office Building. Also, a lot line adjustment is requested to merge the entire site into one parcel for development.

C. Site Plan

The submitted site plan indicates the proposed office building to be located on the front of the site with a portion of the required parking located at the rear. (See site plan.) The remainder of the required parking is to be located beneath the second floor of the building. With this type of parking arrangement, the 50% shading requirement is easily achieved. The entire west and a portion of the north property lines abut residential uses. Along these residential areas a six foot masonry wall will be required. Staff recommends a decorative masonry wall to ensure compatibility with the existing residences. Staff recommends no access to the site at the 43rd Street/1st. Avenue intersection (rear of site). The applicant has indicated emergency access only with a City approved removable barricade. The paving treatment will be turf block at this access point. Staff finds this treatment of this access point appropriate provided landscaping is sufficient as per the landscape plan.

The submitted site plan indicates 69 legal parking spaces on site. Two spaces on the plans are tandem which are not allowed. Based on the General Office requirement of one space per 400 square feet, 71 spaces are required. Staff recommends a reduction of the overall square footage of the building in order to meet the parking requirement. Further, no medical office space is to be allowed since this more intensive use requires additional parking at a ratio of one space per 250 square feet.

Staff also recommends increasing the width of the parking stalls along the south property line from eight feet to ten feet between the concrete wall along the bearing wall for the building. This would allow safer and more accessible maneuvering.

A major natural feature of the site is an existing large oak tree. This oak tree will remain and has been incorporated into the landscape scheme. No signage proposal has been submitted. Staff recommends a sign program be submitted for review and approval prior to issuance of sign permits. A monument type sign with a 12 ft. maximum height is recommended.

D. Building Design

The submitted plans indicate a 28,456 square foot building. The proposed height is 35 feet to the plate line with a nine foot parapet. Building elevations feature the use of anodized bronze aluminum frame curtain walls with blue-green glass (see elevations). The first floor will have openings to allow underneath parking. Staff recommends that the east elevation first floor parking area be enclosed in order to block view into the parking area from Stockton Boulevard to ensure safety. Since this site is located in the Oak Park Redevelopment area, the City Design Review Board is required to review the design aspect of this project.

E. Lot Line Adjustment

The applicant has requested a lot line adjustment to merge the two existing lots. The merger will allow the entire site to be developed as one parcel for the overall project. Staff has no objections to this request.

F. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineering, Engineering, Building Inspections and Real Estate Divisions and the Oak Park PAC. The following comments were received.

Traffic Engineering:

1. Emergency access is to include standard driveway and construct standard improvements throughout the corner radius of the 1st. Avenue and 43rd Street.
2. Driveway on Stockton Boulevard is unacceptable as proposed. Redesign to conform with City standards with no obstructions.
3. Dedicate Stockton Boulevard to an 110' right of way and reconstruct any substandard improvements.

Oak Park PAC

No objections to the proposal.

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a Negative Declaration.

Recommendation: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the rezoning from C-2 and R-1 to OB-R with the following conditions.
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions:

1. The applicant shall re-design the site plan to the satisfaction of the Traffic Engineer and Planning Director. This revision shall include increasing the width of the parking stalls along the south property line from eight feet to ten feet.
2. A six foot decorative masonry wall shall be located along the west property line and the portion of the north property line that abuts residential uses.
3. No access, except for emergency, shall be allowed at the 1st Avenue/43rd. Street intersection.
4. A removable barricade approved by the City shall be located at the 1st. Avenue/43rd. Street intersection to allow for emergency access.
5. All parking areas shall meet City Zoning Ordinance requirements. No tandem parking shall be allowed.
6. The existing large oak tree shall be preserved to the satisfaction of the City Arborist.
7. The trash enclosure shall meet City zoning Ordinance requirements.
8. No medical office uses shall be allowed without further review and approval by the Planning Commission.
9. A sign program shall be reviewed and approved by the Planning Director prior to issuance of any sign permits.
10. The east elevation shall be revised to indicate the parking area enclosed from Stockton Boulevard and shall be approved by the Planning Director prior to the issuance of building permits.
11. Subject to review and approval of the Design Review/Preservation Board prior to issuance of building permits.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS OF
THE PLAT OF DAWSON PLACE FILED IN THE OFFICE OF THE
RECORDER OF SACRAMENTO COUNTY IN BOOK 18 OF MAPS, MAP
NO. 32 (APN: 014-0085-001, 011)

(P88-224)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2516 Stockton Boulevard; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed lot line adjustment conforms with the Plan Designation;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2516 Stockton Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments.
2. Provide Certificate of Compliance and waive parcel map prior to recordation.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

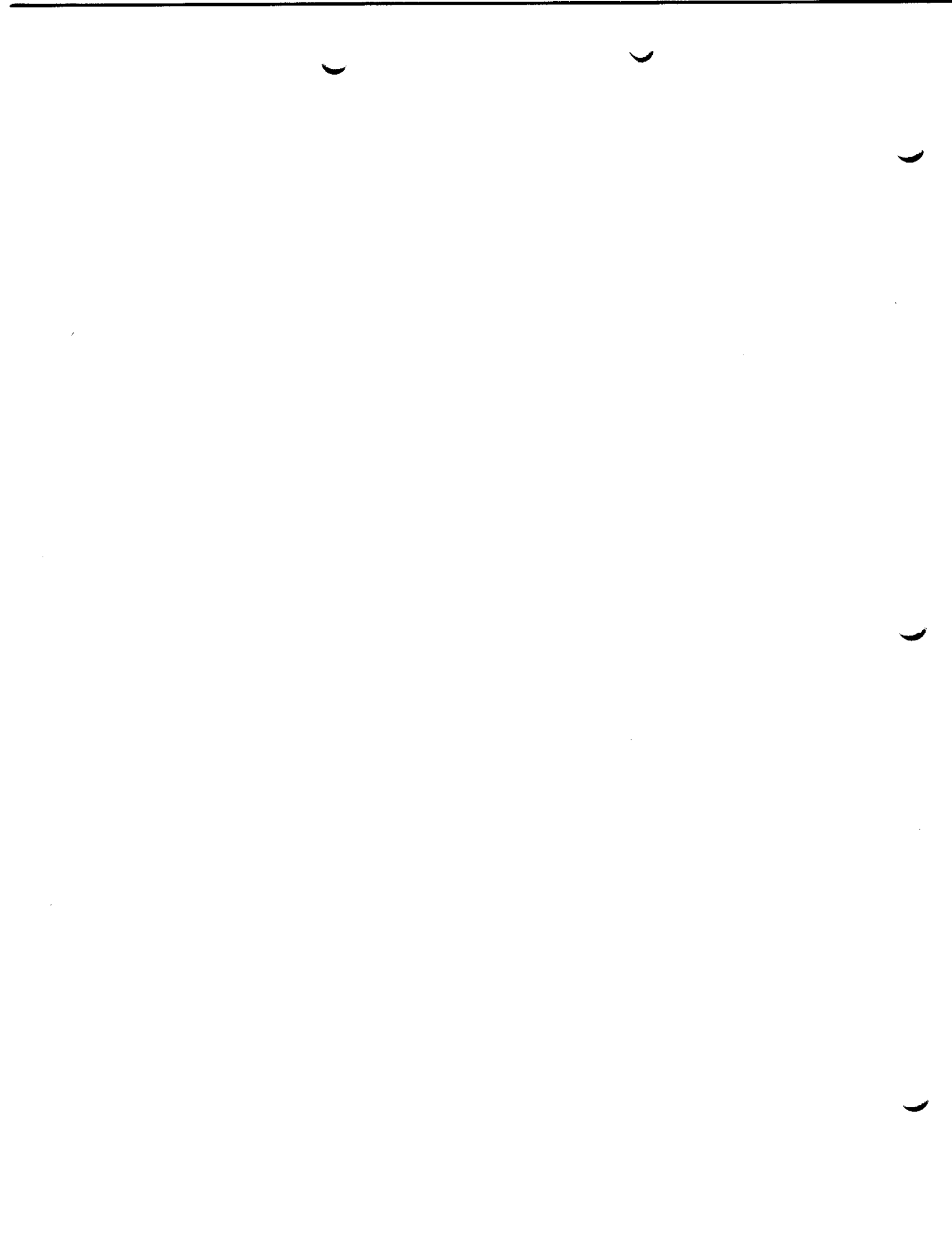


EXHIBIT B

MAY 4 1988

April 30, 1988

LEGAL DESCRIPTION OF COMBINED PARCEL

All that real property situate in the State of California, County of Sacramento, City of Saramento, described as follows:

All of that portion of the Northeast one-quarter of the Northwest one-quarter of Section 17, Township 8 North, Range 5 East, M.D.B. & M. and Lot 42 as shown on the official "Plat of Dawson Place", recorded in Book 18 of Maps, Map No. 32, records of said County, described as follows:

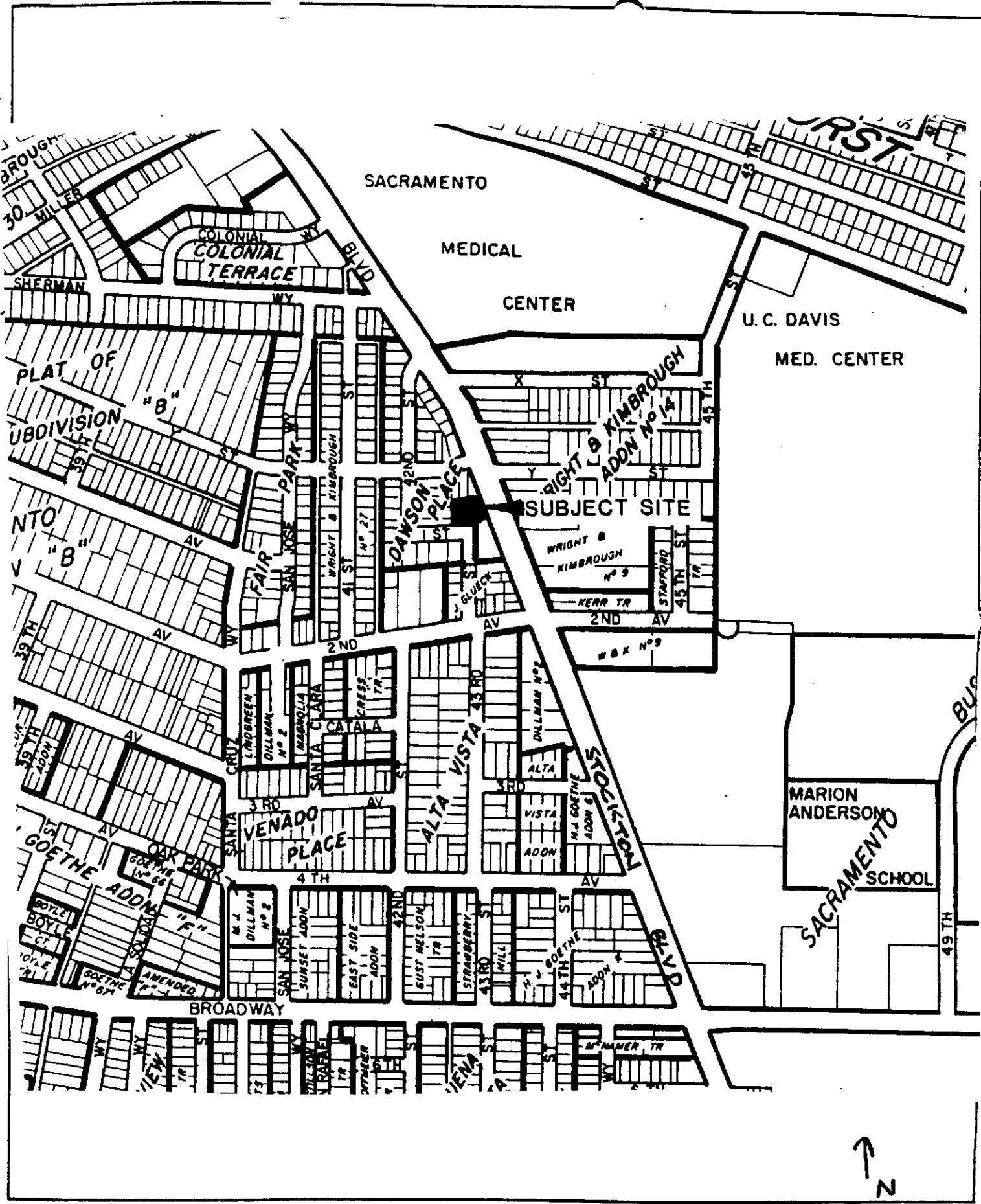
Beginning at the southeast corner of Lot 48 of said "Plat of Dawson Place", said point also being on the westerly right of way line of Stockton Boulevard, a public road 80.00 feet in width; thence from said point of beginning along said westerly right of way line of Stockton Boulevard South $20^{\circ}31'16''$ East 114.75 feet, thence South $77^{\circ}40'30''$ West 250.10 feet to a point on the easterly line of said Lot 42; thence along the boundary of said Lot 42 the following four (4) courses: (1) South $00^{\circ}54'55''$ East 26.23 feet to the southeast corner thereof, (2) South $82^{\circ}30'05''$ West 45.01 feet to the southwest corner thereof, (3) North $00^{\circ}54'55''$ West 138.23 feet to the northwest corner thereof, and (4) North $77^{\circ}40'30''$ East 45.62 feet to the northeast corner thereof; thence continuing North $77^{\circ}40'30''$ East 210.82 feet to the point of beginning, containing 0.775 acre, more or less.



P88-224

6/9/88

P88 324
item

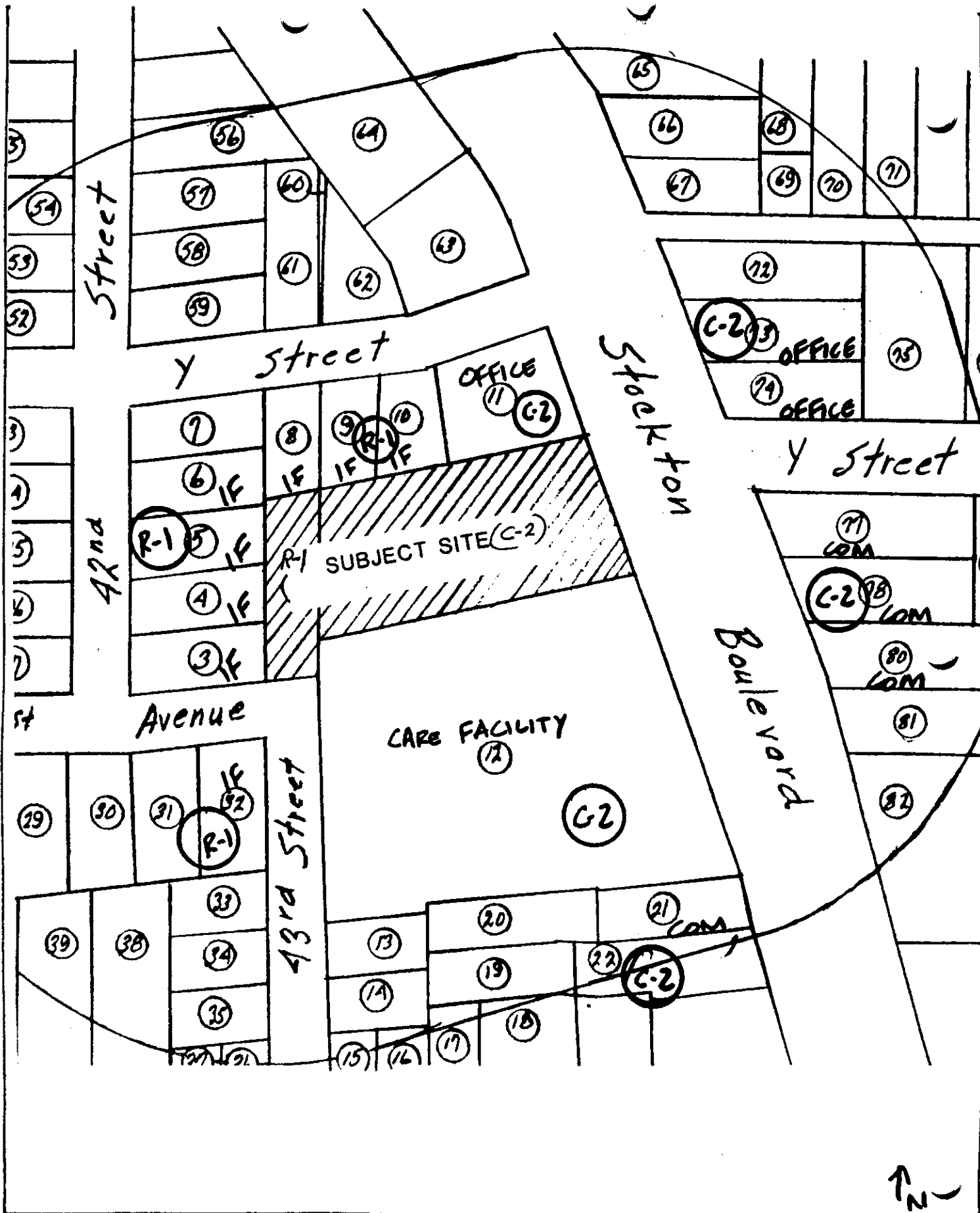


VICINITY

6/9/88

Tlan

200-224



LAND USE & ZONING MAP



SACRAMENTO ARCHITECTURAL SERVICES
 4300 ELIHAN AVE., SUITE 555
 SACRAMENTO, CA 95825
 (916) 327-3555

PROJECT: COOK OFFICE BUILDING
CLIENT: TOM CO
DATE: 5-5-88

PRELIMINARY SITE PLAN

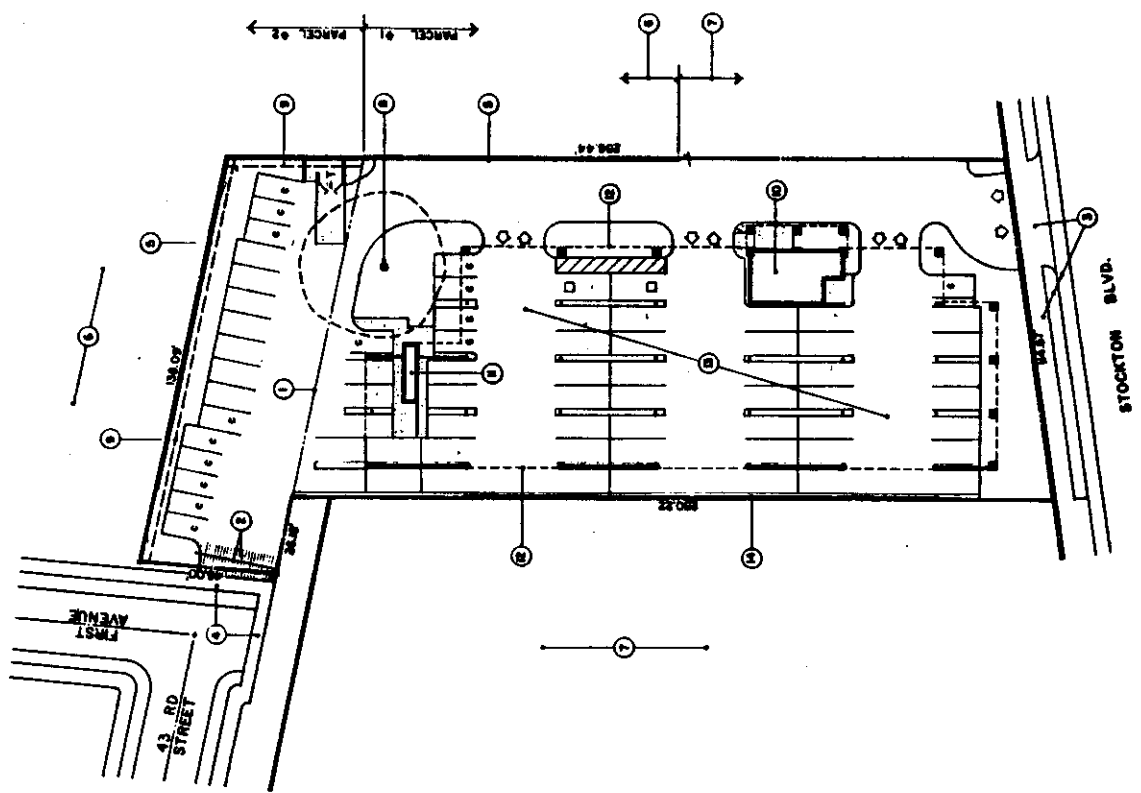
Sacramento Architectural Services
 4300 ELIHAN AVE., SUITE 555
 SACRAMENTO, CA 95825
 (916) 327-3555

SITE PLAN

COOK OFFICE BLDG.
 STOCKTON IN SACRAMENTO, CA
 FOR: TOM CO

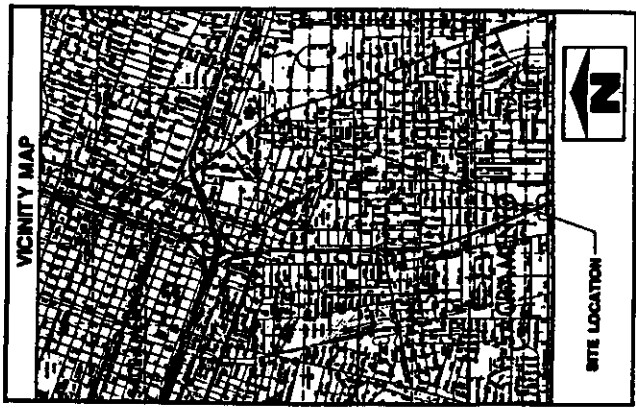
PRELIMINARY SITE PLAN

DATE: 5-5-88



1" = 20.0'

SITE PLAN



P88 - 224

6/9/88

ITEM



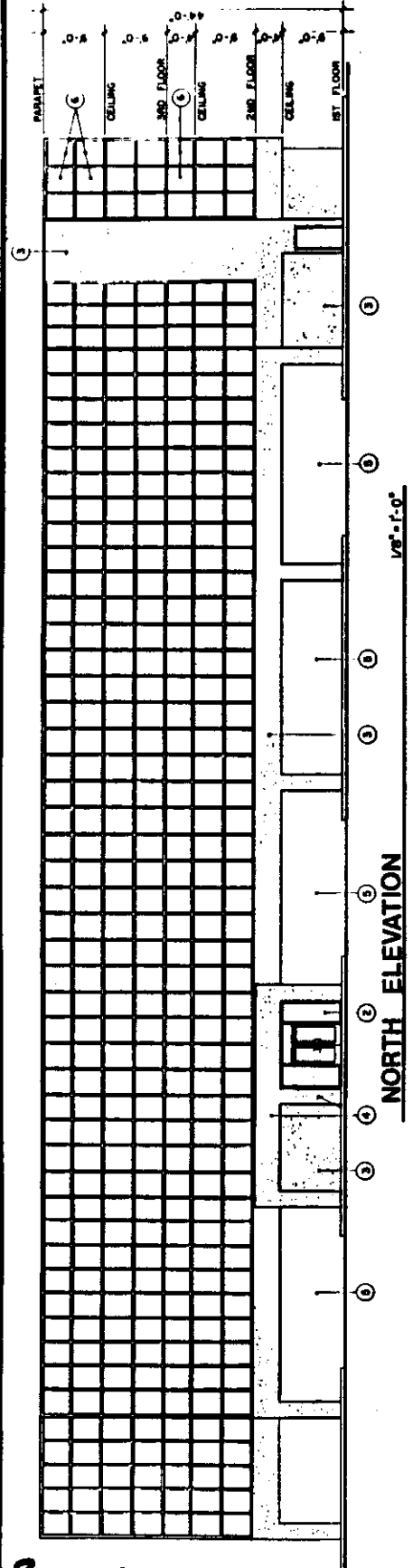
- NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDMARK PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.

Sacramento Architectural Services
 13300 Elman Way, Suite 355
 Sacramento, CA 95825
 9161927-1555

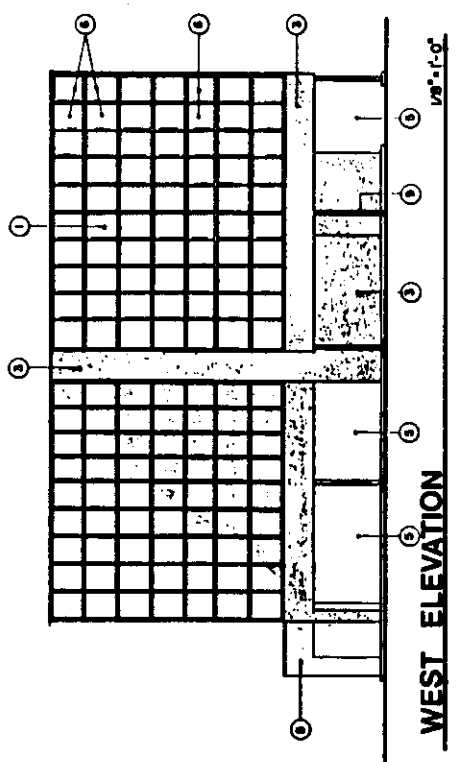
ELEVATIONS

**COOK
OFFICE BUI**
 STOCKTON
 SACRAMENTO, C
 FOR: TOM

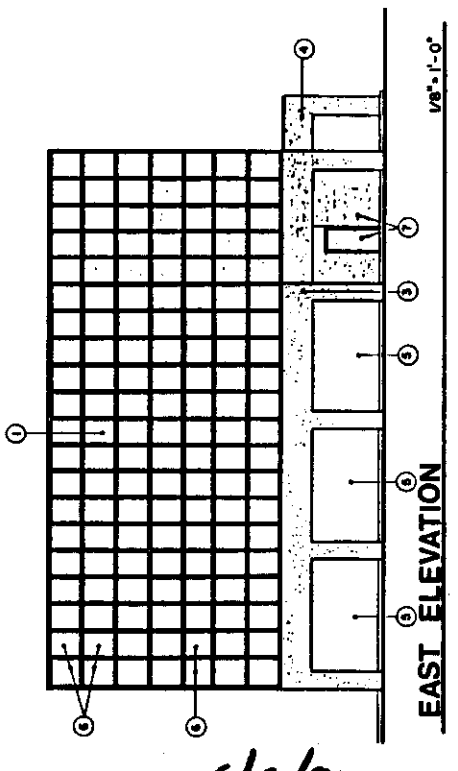
PROJECT NO.	3-CC-86F
DATE	5-5-88
SCALE	



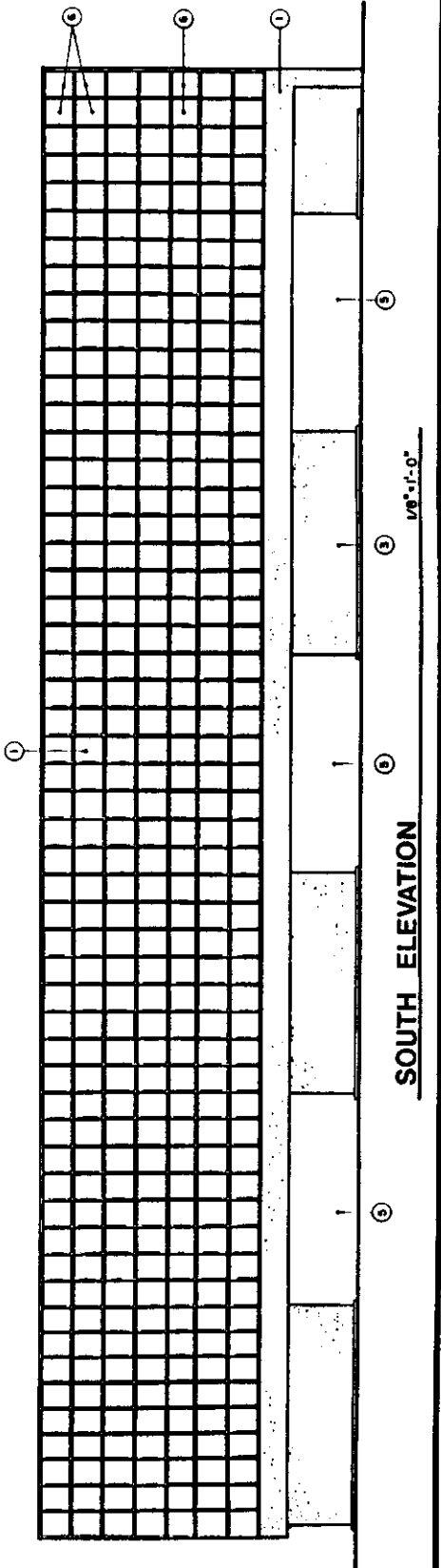
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

P88-224

6/9/88

ITEM



NOTES:

- 1. REFER TO SHEET 3-CC-88F FOR PLAN
- 2. REFER TO SHEET 3-CC-88F FOR PLAN
- 3. REFER TO SHEET 3-CC-88F FOR PLAN
- 4. REFER TO SHEET 3-CC-88F FOR PLAN
- 5. REFER TO SHEET 3-CC-88F FOR PLAN
- 6. REFER TO SHEET 3-CC-88F FOR PLAN

Sacramento Architectural Services
 4300 SEAMAN WAY, SUITE 1555
 SACRAMENTO, CA 95825
 (916) 927-3555

COOK OFFICE BLD

STOCKTON 8
 SACRAMENTO, CA

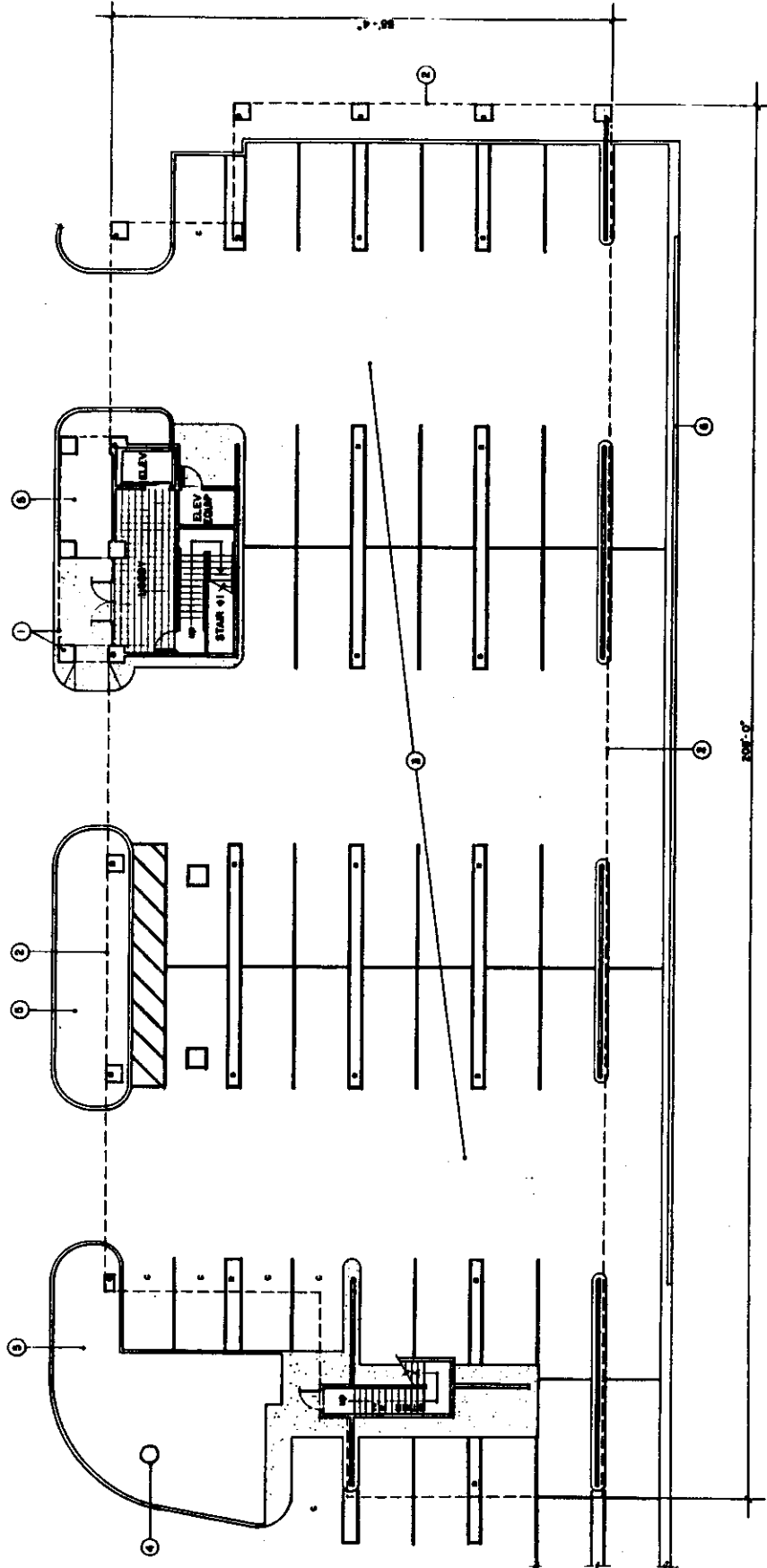
FOR: TOM CO

PROJECT NO.
PRELIMINARY FIRST FLOOR PLAN

DATE
3-CC-88F
 DATE
9-9-88

OF

FLOOR PLANS



1/8"=1'-0"

FIRST FLOOR PLAN



DATE:

- 1. PREPARE ARCHITECTURAL & ENGINEERING DRAWINGS
- 2. OBTAIN PERMITS FROM LOCAL AGENCIES
- 3. OBTAIN CONTRACTS FROM LOCAL AGENCIES
- 4. OBTAIN CONTRACTS FROM LOCAL AGENCIES
- 5. OBTAIN CONTRACTS FROM LOCAL AGENCIES
- 6. OBTAIN CONTRACTS FROM LOCAL AGENCIES

Sacramento Architectural Services
 1300 Ethan Way, Suite 555
 Sacramento, Ca. 95823
 (916) 927-1555

FLOOR PLANS

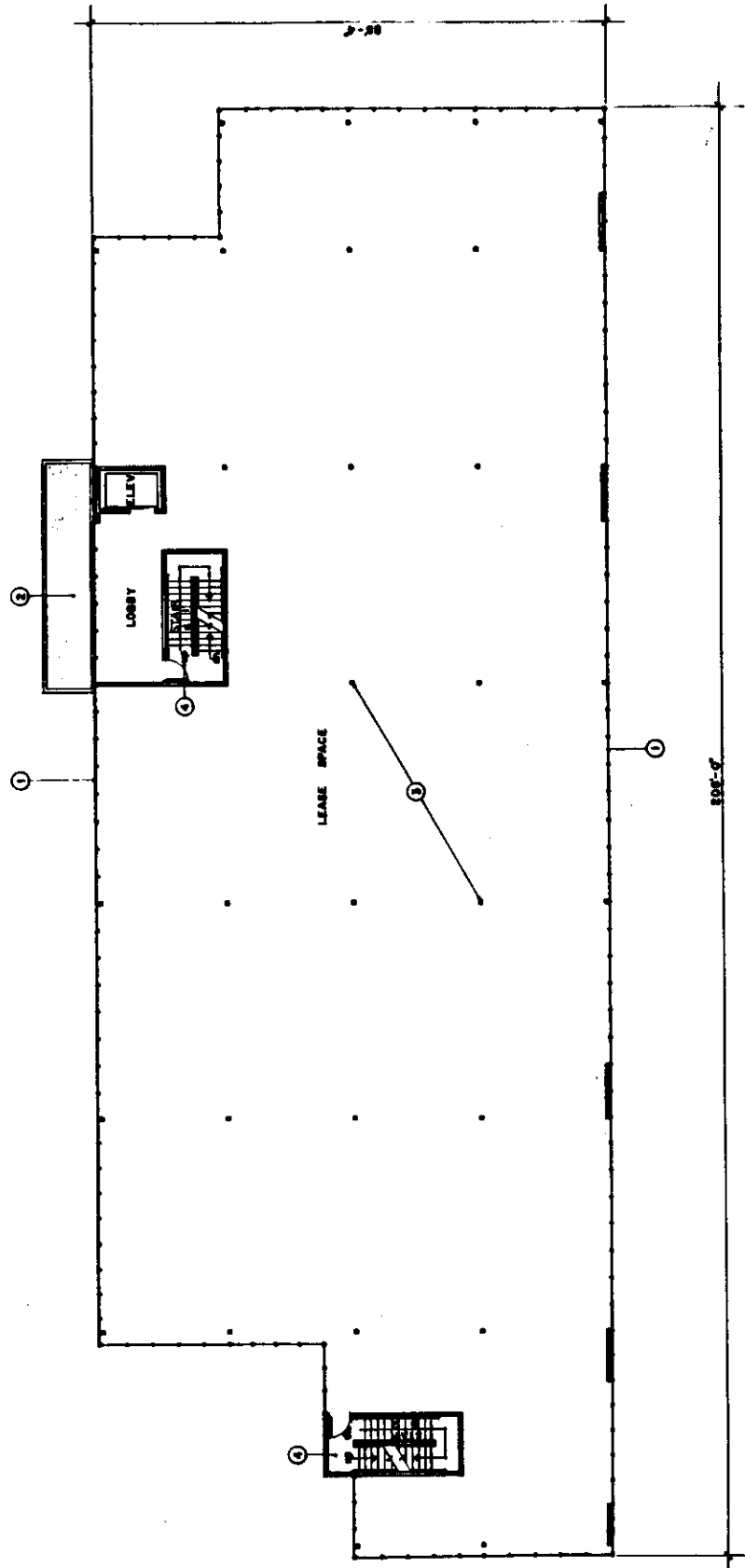
**COOK
OFFICE BUILDING**

STOCKTON BLVD
SACRAMENTO, CALIF

FOR TOM COOK

PRELIMINARY
SECOND & THIRD FLOOR

PROJECT NO.	3-CC-88F
DATE	9-5-88
SHEET NO.	OF



SECOND & THIRD FLOOR PLAN 1/8"=1'-0"

PEB-224

6/9/88

sten



RECEIVED
MAY 09 1983
CITY OF BIRMINGHAM
ALABAMA

P88-224

6/9/88