

CITY PLANNING COMMISSION

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

APPLICANT	Jack London, architect, 1605 'S' Street, Sacramento, CA 95814		
OWNER	C & H Development Co., 3744 Mt. Diablo Blvd., #301, Lafayette, CA 94549		
PLANS BY	Jack London, architect, 1605 'S' Street, Sacramento, CA 95814		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	5-11-84	EIR	ASSESSOR'S PCL. NO. 277-285-28

- APPLICATION:
1. Negative Declaration
 2. Point West PUD Schematic Plan Amendment from Light Industrial to Office Designation;
 3. Rezoning from Light Industrial-Review Parkway Corridor (M-1(S)-R PC to Office Building-Review Parkway Corridor (OB-R PC);
 4. Special Permit to develop a 24,650± square foot office building on 1.4± vacant acres in the Office Building-Review Parkway Corridor (OB-R PC) zone and the Point West PUD;
 5. Special Permit to allow a detached monument sign in addition to a 64 square foot attached sign;
 6. Plan Review for a 24,650± square foot office building.

LOCATION: East side Tribute Road, approximately 450 feet south of Exposition Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to build a 24,650 square foot office building in the Point West PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Industrial Park Community Plan Designation:	Point West PUD
Point West PUD Designation:	Light Industrial
Existing Zoning:	M-1(S)-R PC
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Hotel/Restaurant;	M-1(S)-R PC
South:	American River Flood Plain;	ARP-F
East:	Industrial;	M-1(S)-R PC
West:	Offices;	M-1(S)-R PC

Parking Required:	99 spaces
Parking Provided:	99 spaces
Ratio Required:	1:250
Ratio Provided:	1:250
Property Dimensions:	Irregular
Property Area:	1.38 acres
Square Footage of Building:	24,650
Height of Structure:	28 feet
Significant Feature of Site:	Adjacent to American River Parkway levee
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Natural concrete/gray
Exterior Building Materials:	Concrete, black aluminum, greylite-14 glass

APPLC. NO. P84-151

MEETING DATE May 24, 2984

CPC ITEM NO. 16

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is the last vacant parcel (1.4± acres) in the Point West PUD, west of Freeway 80. The applicant proposes to build a 24,650 square foot office building in the area adjacent to the American River Parkway, and currently zoned M-1(S)-R PC (Light Industrial-Review American River Parkway Corridor).
2. The project was reviewed by Traffic, Police, Fire, Real Estate, Engineering, Water/Sewers, State Reclamation Board, Corps. of Engineers and the Point West Architectural Review Committee. There were no objections to the project; however, the following comments were received:
 - a. Traffic requires that driveways be at right angles to the street and that a driveway permit is required. (The driveway angle has been changed to accommodate this preliminary review comment);
 - b. The Point West Architectural Review Committee has the following comments:
 - 1) The interpretation by the Committee of the American River Parkway angle of vision. Regulations would allow the building as submitted to be increased in height. This height would better screen the proposed mechanical units now indicated to be installed on the roof. It is recommended that the applicant review the requirements in order that parapet height can be raised;
 - 2) The trash enclosure as located in the northeast corner of the site should be highly screened from view by the adjacent property owners. It was mutually agreed that the applicant would screen this area;
 - 3) The bicycle lockers located adjacent to the trash enclosure in the northeast corner of the property are not aesthetically pleasing. It is suggested that provisions for bicycle storage be shifted to the interior of the building or that this requirement be lifted;
 - 4) The Committee also recommends that additional landscaping be added at the southwest corner of the site to more fully balance the landscaping design as provided for the balance of the property. A more detailed plan of the entire site should be submitted to the Committee for their review prior to occupancy certificate;
 - 5) At the east property line it is suggested that the landscaping plan be modified to be compatible with the mature trees on the adjacent properties. With the assistance of the mature trees, the landscape budget could be shifted to more fully landscape the remainder of the site.
3. The applicant is requesting rezoning from M-1(S)-R PC to OB-R PC. This, and the Point West PUD Schematic Plan Amendment, would accommodate the proposed office building. Neither staff nor the Point West Architectural Review Committee (PWARC) have any objection to these changes.
4. The Point West Architectural Review Committee is concerned with increasing the parapet height to reduce visibility of mechanical equipment. Submitted site plans indicate the building just clears the maximum height allowed at its closest point to the parkway; therefore, no additional height can be allowed at that point. However, farther north on the building the allowed height may increase according to the formula specified in the American River Parkway Ordinance.

5. Roof-top mechanical equipment is shown on various site plans and profiles. This equipment should be screened from the view of adjacent buildings. A screening plan should be reviewed and approved by staff. Screening materials shall be similar to and compatible with those used on the building.
6. A detailed landscape, irrigation and parking lot shade plan must be reviewed prior to building permit issuance. The tree shading plan may be able to utilize the shade trees planted along the common easterly property boundary.
7. A SMUD transformer is currently located near the corner and in the 25-foot landscaped setback. This should be sufficiently landscaped so as to screen the equipment and yet leave the adequate space for utility access.
8. All lighting should be specifically directed downward and designed to reduce light directed to or reflected at the American River Parkway.
9. One bicycle parking space is required for every 15 vehicle spaces. Fifty percent of these must be Class I facilities. Three Class I facilities are shown on the site plan. Fifty percent calculates to four spaces; therefore, a revised site plan showing at least four spaces should be submitted for review and approval. The remaining Class II or III is indicated on the site plan.

The applicant has indicated that the Class I facility requirement would consist of a metal bike locker for three bikes. Staff suggests that an enclosure be designed with a lockable gate around the bike lockers similar to the trash enclosure in order to visually screen the bike locker. Additional planting should also be provided around these bike and trash enclosures.

10. The submitted elevations indicated one attached sign (2' x 32') on the south elevation and one monument sign (3'6" x 5'). The Sign Ordinance and the Point West Sign Guidelines allows only one sign. Staff discussed this sign issue with the applicant who indicated that the attached sign will be eliminated from this proposal. However, the applicant proposes to utilize the proposed monument sign and provide tenant identification. The Sign Ordinance and Point West Sign Guidelines allow one monument sign not to exceed six feet in height. The applicant, however, should be aware that the Sign Ordinance requires that detached signs, when located in the OB zone, cannot be located in the building setback areas. The Point West Sign Guidelines, however, require a 10-foot setback for detached signs. The applicant therefore will have to apply for a variance from the Commission prior to issuance of the sign permit.
11. The proposed two-story structure consists of pre-cast concrete that has a sand-blasted finish and a textured finish. The windows are a greyite material. The west and south elevations contain a glass projection which is basically an enclosure for the stairs. The Point West Architectural Review Committee and Planning staff have no objection to the design of the building. The proposal basically conforms to the building standards of the Point West Development Guidelines. In addition, the structure is compatible to the adjacent building (Exploration Logging) which also consists of pre-cast concrete material.

STAFF RECOMMENDATION: Staff recommends the following actions:

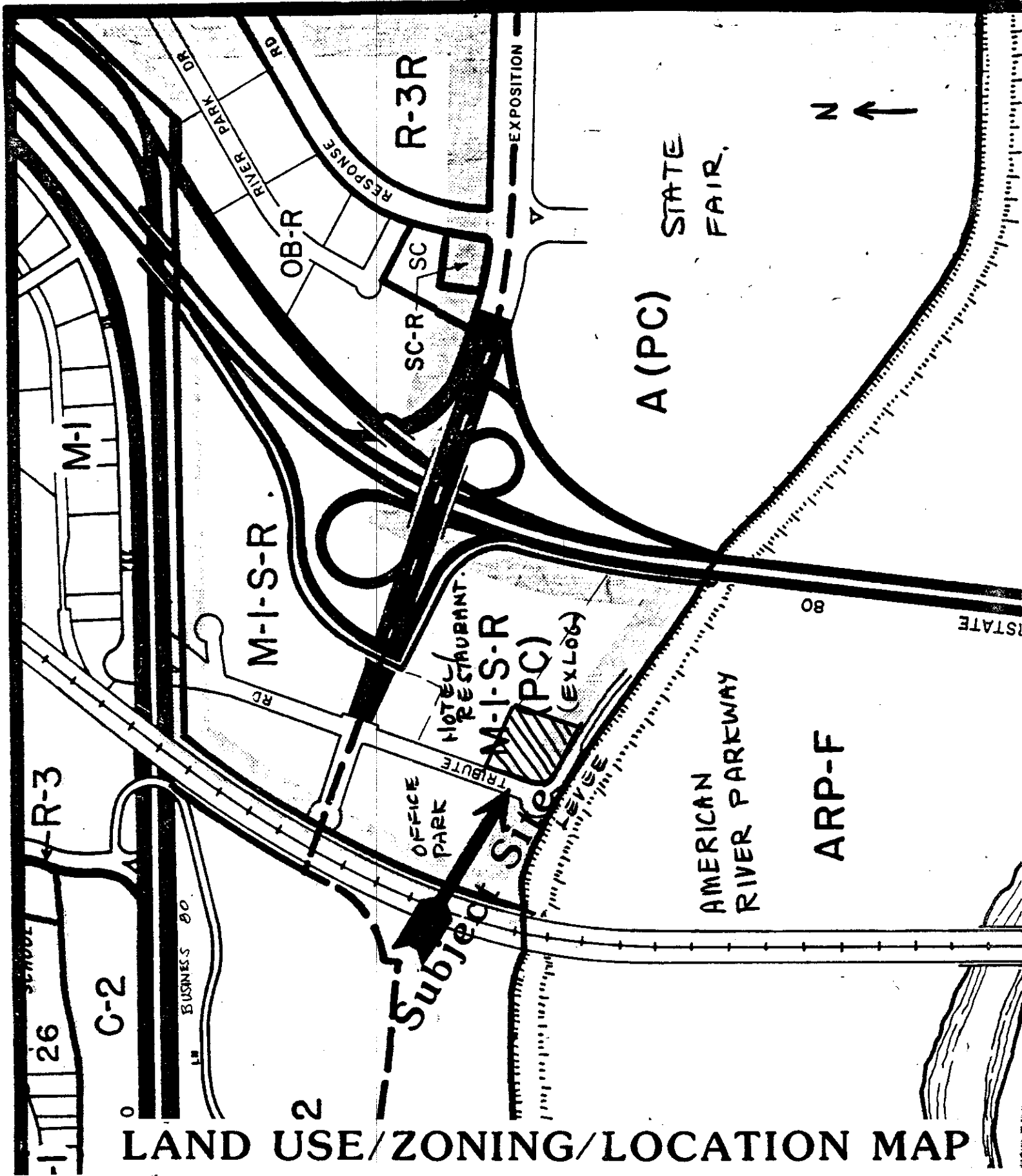
1. Ratification of the Negative Declaration;
2. Approval of the Point West PUD Schematic Plan Amendment from Light Industrial to Office designation;
3. Approval of the Rezoning from Light Industrial-Review Parkway Corridor (M-1(S)-R PC) to Office Building-Review Parkway Corridor (OB-R PC);
4. Approval of the Special Permit to develop a 24,650± square foot office building in the Point West PUD, subject to conditions and based on Findings of Fact which follow;
5. Approval of the Plan Review for a 24,650± square foot office building.

Conditions

- a. The applicant shall screen the roof-top equipment with material similar to the exterior building. Design and elevations shall be reviewed and approved by the Planning Director;
- b. The applicant shall design an enclosure with a lockable gate for the Class I bike lockers. This design shall be integrated with the trash enclosure and shall be reviewed and approved by the Planning Director;
- c. The proposed parking lot lighting shall be directed downward and designed to reduce light directed or reflected toward the American River Parkway;
- d. The landscape, irrigation and shading plan shall be revised to include the following:
 - 1) the SMUD transformer shall be screened with shrubs;
 - 2) additional planting (shrubs and trees) shall be provided around the bike and trash enclosures.

Findings of Fact

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the proposed height will not encroach into the visible line of sight of the American River Parkway;
 - 2) the proposal will be compatible with nearby development which consists of offices and restaurants.
- b. The project, as conditioned, would not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - 1) the project will not be visible from the Parkway;
 - 2) adequate parking and landscaping is provided;
 - 3) the project will not alter the character of the area.
- c. The project complies with the objectives of the General Plan which designates the area as commercial and offices, and the 1965 Industrial Park Community Plan which designates the site as Point West PUD.



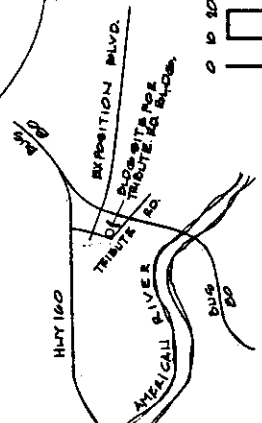
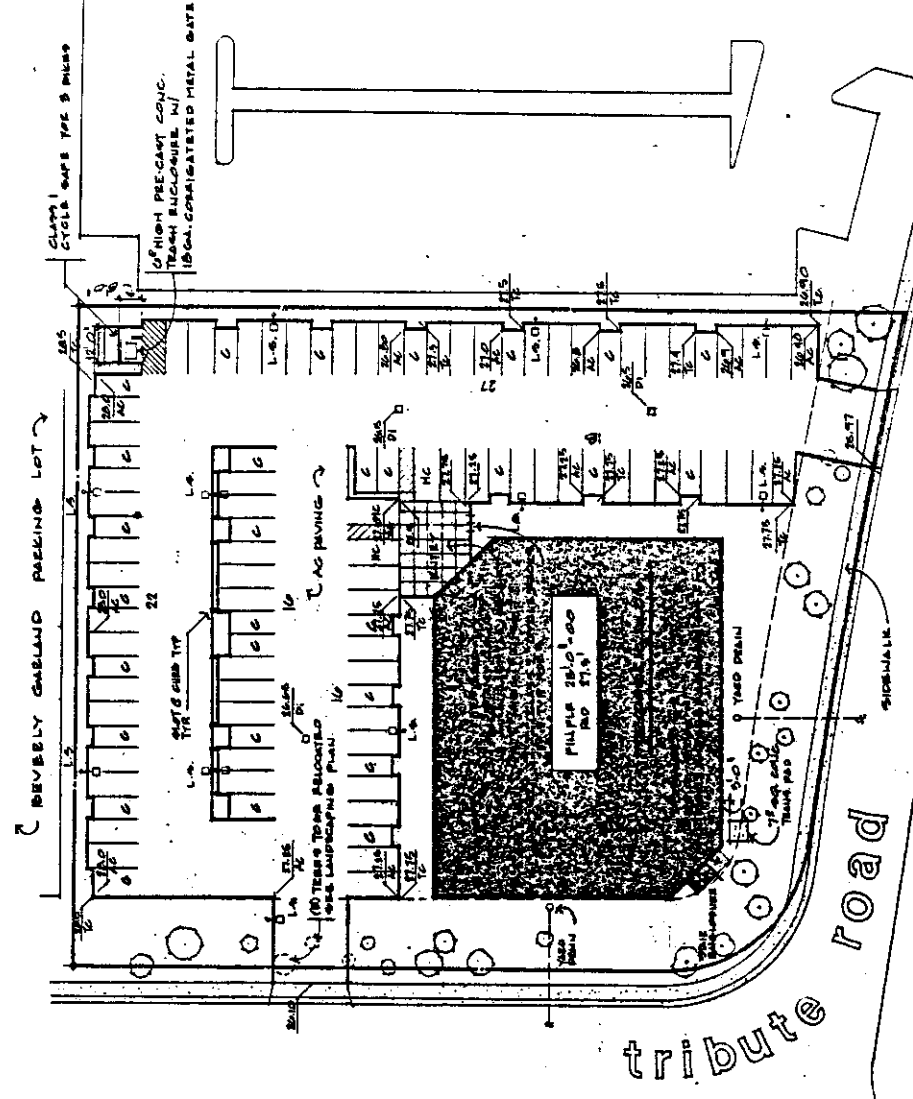
LAND USE/ZONING/LOCATION MAP

PROJECT DATA

1ST FLOOR AREA 12,550 SF
 2ND FLOOR AREA 12,550 SF
 TOTAL GROSS AREA 25,100 SF
 CORE AREA - 9,479 SF
 TOTAL NET 21,175 SF

PARKING 1420
 99 SPACES REQUIRED
 17 SPACES PROVIDED

RUDICUS - 3
 COMPACT - 29 @ 3.0%
 BICYCLE - 3 CLASS 1
 TOTAL



LOCATION MAP

SITE PLAN

1"=20' 0"



TRIBUTE ROAD BLDG
 POINT WEST, CA.
 Lock of London drafted
 DATE: 5/24/84
 SHEET: 1
 JOB: 84-151

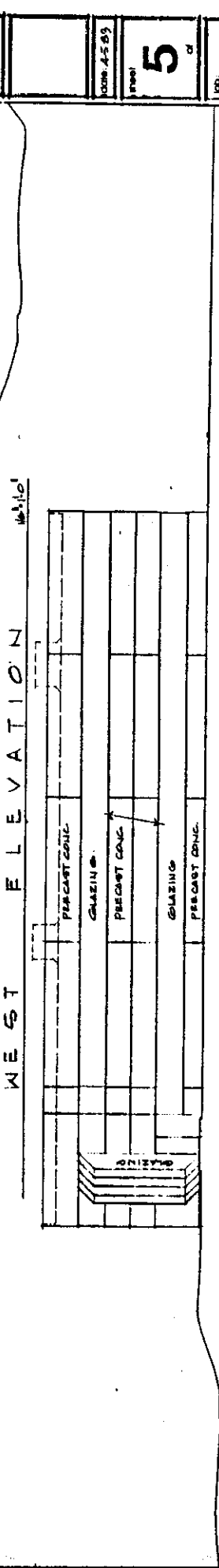
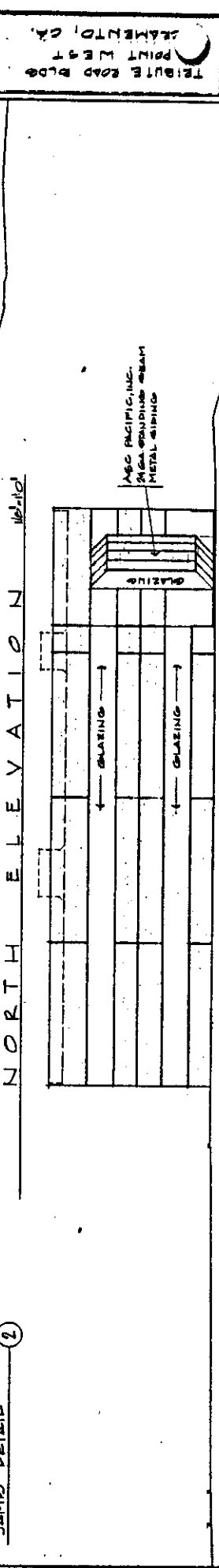
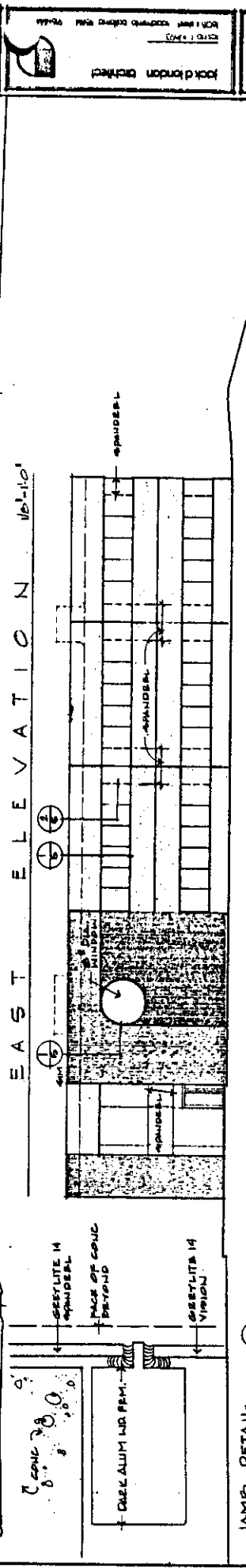
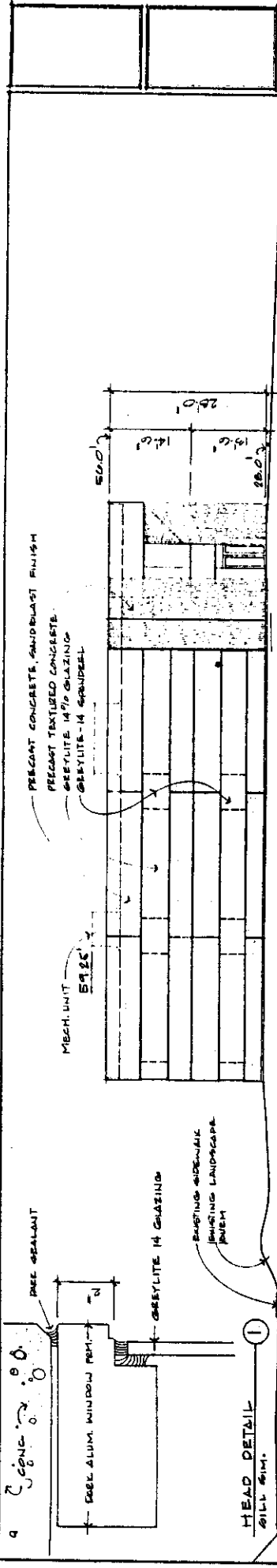


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DATE: 4-5-83

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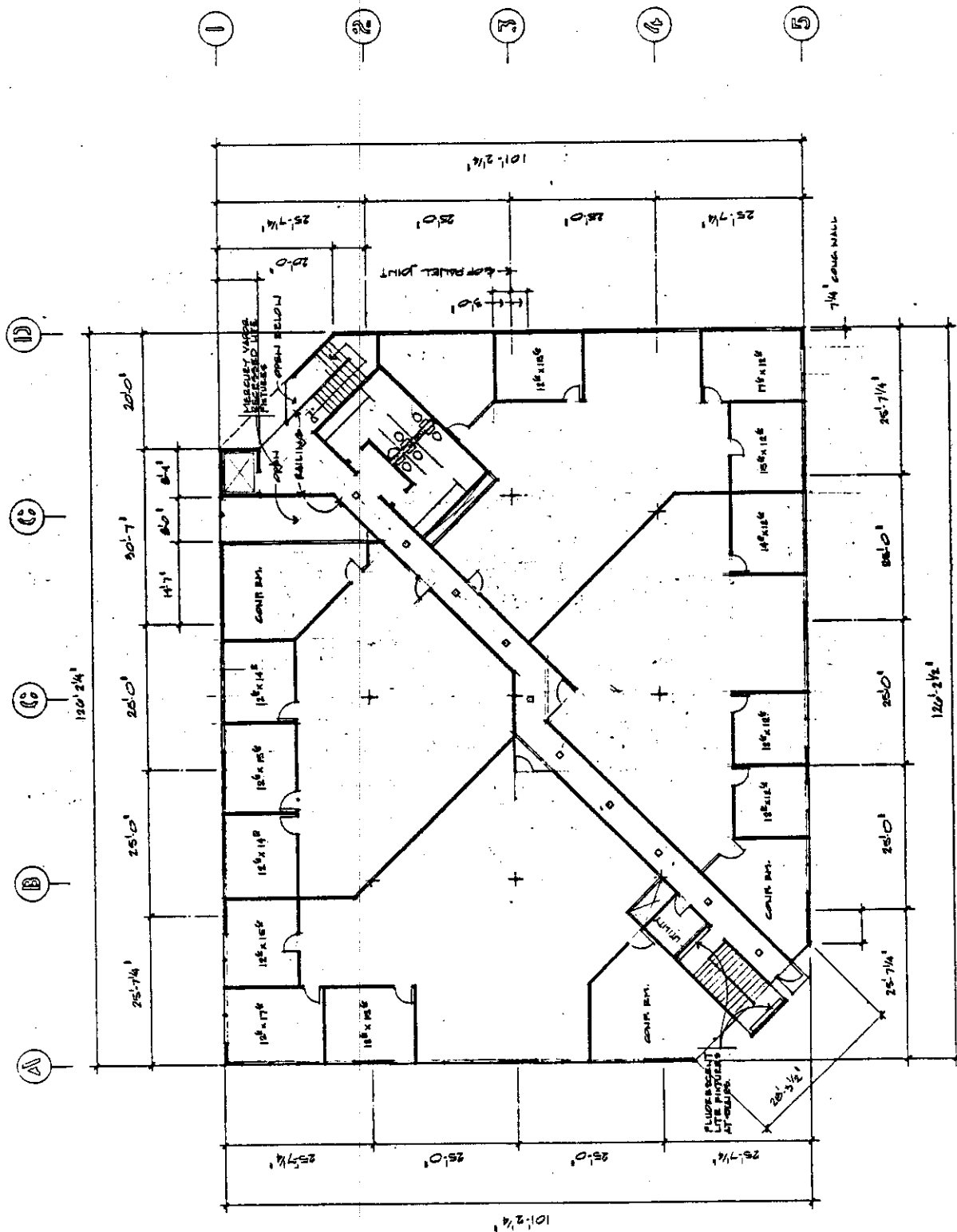




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 sheet
 CON-4 (2-84)

TRIBUT. 2D BLDG.
 POINT WEST
 EASTMENT 10

lockbraden architect
 6100 CHAS.
 10310W 103RD AVE. S.W.



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



JOB:

4 of

CONTRACT NO.

TELEPHONE ROAD BLDG.
POINT LEST, CA.
ACAPAMENTO, CA.

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R O O F P L A N

