



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

August 7, 1980

APPROVED
BY THE CITY COUNCIL

AUG 12 1980

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Schematic Plan Amendment to convert an existing student dining hall to office use within the Westbridge PUD (P-9071)

LOCATION: 955 University Avenue (west side of University, south of Guy West Bridge)

SUMMARY

This is a request to amend the Campus Commons Schematic Plan in order to allow the use of an 8,000 square foot vacant structure for use as offices. The staff and Planning Commission recommend approval of the plan amendment. The Planning Commission also approved a Special Permit and Lot Line Adjustment subject to conditions.

BACKGROUND INFORMATION

The subject site contains a single-story dining hall that was once used in conjunction with a student housing complex located on the adjacent site to the south. The housing complex, however, has been abandoned and the applicant is proposing to utilize the dining hall for office use.

During the Planning Commission hearing, there were several neighbors who expressed concern regarding the maintenance of landscaping along the median strip along University Avenue. As a result, the Planning Commission added conditions to the Special Permit and Lot Line Adjustment which require the rejuvenation of the landscaping.

In terms of the office building use for the site, staff has no objection because the use is compatible with surrounding land uses.

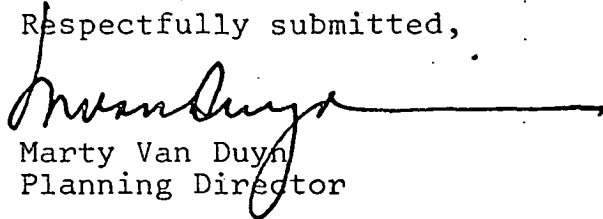
VOTE OF COMMISSION

On July 10, 1980, the Planning Commission by a vote of six ayes, three absent, recommended approval of the Schematic Plan Amendment.

RECOMMENDATION

The staff and Planning Commission recommend that the Council approve the Schematic Plan Amendment and adopt the attached Resolution.

Respectfully submitted,



Marty Van Duhn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9071

August 12, 1980
District No. 3

RESOLUTION NO. 80-528

Adopted by The Sacramento City Council on date of

AUGUST 12, 1980

RESOLUTION AMENDING THE WESTBRIDGE PUD
SCHEMATIC PLAN FROM STUDENT DINING HALL
TO OFFICE USE AT 955 UNIVERSITY AVENUE
(APN: 295-040-07, 08) (P-9071)

WHEREAS, the City Council conducted a public hearing on August 12, 1980, concerning the above amendment and based on documentary and oral evidence submitted at the public hearings, the City Council hereby finds:

1. The proposed plan amendment will not adversely affect the surrounding uses in that the proposed office use will be separated from existing apartments by a large parking area;
2. The subject site is suitable for office use in that there are existing and approved office uses to the north; and
3. The proposal is consistent with the policies of the 1974 General Plan.

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

That the property at 955 University Avenue (APN: 295-040-07, 08) in the City of Sacramento is hereby designated on the West-bridge PUD Schematic Plan for office use.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

AUG 12 1980

OFFICE OF THE
CITY CLERK

CITY CLERK

P-9071

JUL 10 1980

RECEIVED

318 Elmhurst Circle
Sacramento, CA 95825
July 10, 1980

Mr. Howard Yee
City Planning Commission
725 J Street
Sacramento, CA 95814

Subject: Application No. P-9071

Dear Mr. Yee:

I received notice of the scheduled hearing of P-9071 and subsequently reviewed the application and plans associated therewith. As a result, I have concerns and comments which I believe to be pertinent to the hearing.

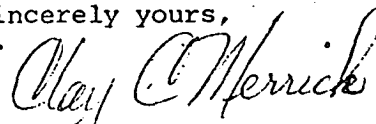
1. At this time the subject building is being utilized as office space which is in conflict with the use designated under the Westbridge PUD Schematic Plan Designation.
2. Grounds maintenance of the landscaped area and grounds has been substandard for the past several months; grass is not regularly mowed and litter is allowed to accumulate.
3. The parking associated with the complex was tailored to satisfy only the needs of the student housing as stated in the "Background Information" section of the staff report. It appears that restructuring of the parking will have an impact on parking available to service the complex formerly known as Westbridge Student Housing. Has a determination been made that remaining parking is adequate to service the needs of the eleven towers based upon their intended use?
4. Maintenance of the planter islands that divide the boulevard in front of the intended office is not being accomplished. The northernmost planter island has not been watered this summer, resulting in the loss of three magnolia trees, near loss of all grass, and a stunted magnolia tree at the north end which is kept alive by virtue of a leak in the irrigation system. The planter island next in line is given cursory attention, the irrigation system is missing sprinkler heads and only part of the planter is mowed on a routine basis. If maintenance of the boulevard planters is indeed the responsibility of the adjacent property owners, the requirement should be a part of the special permit.

JUL 10 1980

RECEIVED

5. As noted in item 3 of the staff evaluation, landscaping will be reduced substantially as a result of changes in parking and access. Under condition 2 of the special permit, the following statement appears, "The landscape design should focus on screening the parking areas from the public view." I suggest that the permissive "should" be replaced with "shall."
6. Under "Finding of Fact," paragraph 3 reads: "The proposed use is in compliance with the objectives of the General Plan and the Westbridge PUD Schematic Plan, as to be revised." Is the proposed use in compliance with the objectives - or in compliance with the objectives as revised by the proposed action being considered?
7. I have no objection to the proposed conversion of the building to office use if it is determined to be in compliance with the area plans and if adequate provisions are contained in the special use permits to assure that landscaping is in keeping with the remainder of the area. Pressure should also be applied to the owner to attempt to obtain property maintenance which is consistent with that supplied by other property owners in the area.
8. My residence fronts on University Avenue, directly across the street from the parking area which lies between the proposed office building and the student housing buildings.
9. I request that P-9071 be removed from the consent calendar and opened for discussion.

Sincerely yours,



Clay C. Merrick

CCM:dh

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE July 10, 1980
 ITEM NO. 11a FILE NO. P-9071
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Amend Schematic Plan

Recommendation:

LOCATION: 955 University Ave

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Good Siddiqui - 811 J St., Sacto.
Jerry Strassman - 955 University Ave, Sacto.

OPPOSERS

NAME

ADDRESS

Roger King - 316 Elmhurst Cir., Sacto.
Clay Merrick - 318 Elmhurst Cir., Sacto.

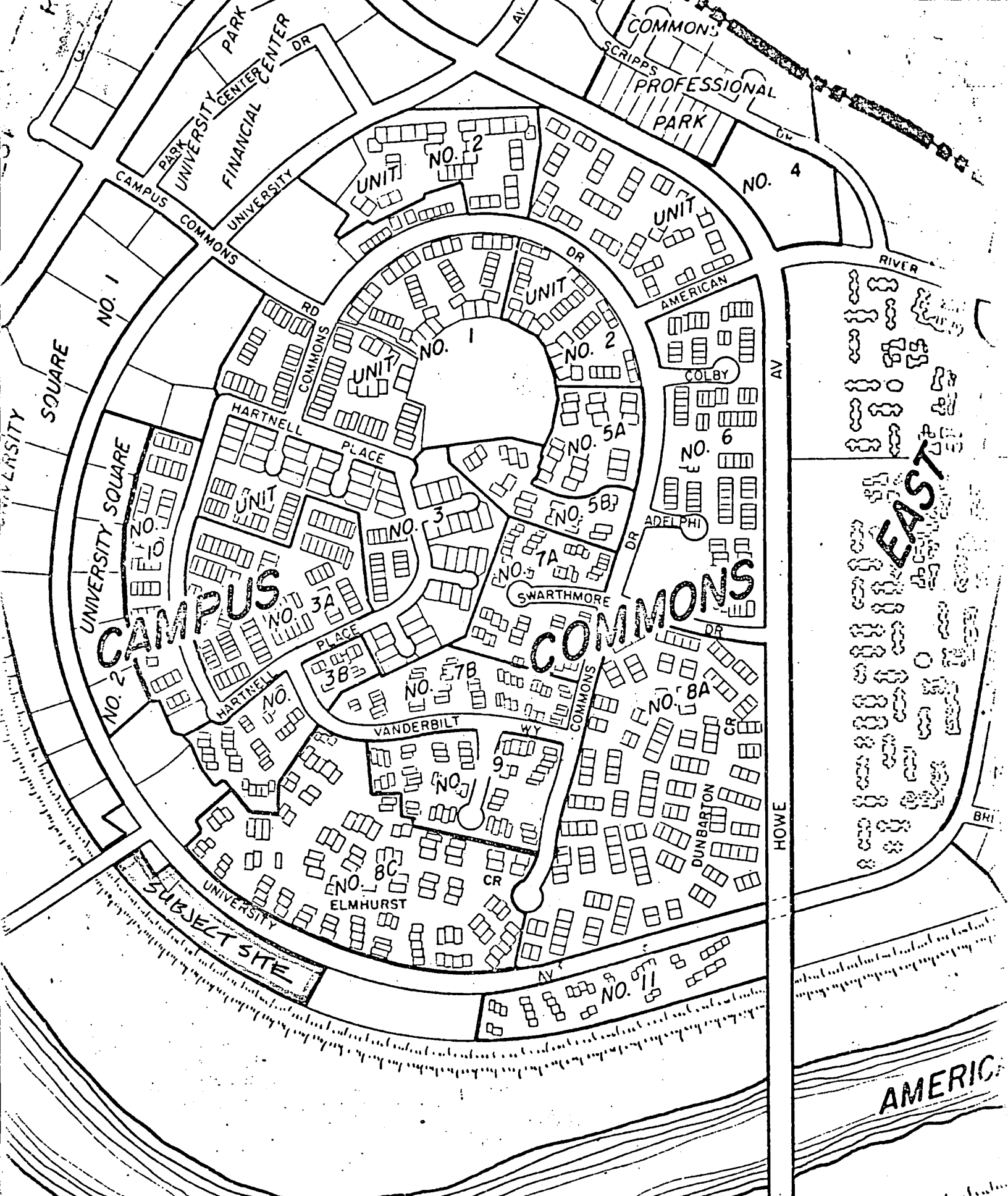
MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Flores	<u>absent</u>			
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson	<input checked="" type="checkbox"/>			
Silva	<u>absent</u>			
Fong	<input checked="" type="checkbox"/>			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



P. 9071

JULY 10 80

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ITEM NO. 11

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Rick Jackson, 955 University Avenue, Sacramento, CA				
OWNER	Jerry & Penny Staveris, 955 University Avenue, Sacramento, CA				
PLANS BY	JTS Engineering, 811 "J" Street, Sacramento, CA				
FILING DATE	6-6-80	50 DAY CPC ACTION DATE		REPORT BY	RL:bw
NEGATIVE DEC.	6-30-80	EIR		ASSESSOR'S PCL. NO.	295-040-07,08

- APPLICATION:
1. Environmental Determination
 2. Schematic Plan Amendment to convert an existing student dining hall to office use
 3. Special Permit for 8,000+ sq. ft. office building
 4. Lot Line Adjustment

LOCATION: 955 University Avenue (west side of University, south from Guy West Bridge)

PROJECT INFORMATION:

- General Plan Designation: Commercial/Office
- Westbridge PUD Schematic Plan Designation: Student dining hall
- Existing Zoning of Site: C-1 (P-C)
- Existing Land Use of Site: Student dining hall (not in use)
- Surrounding Land Use & Zoning:
 - North: Vacant and retail; OBR(PC), A(PC), C-1
 - South: Apartments; R-3(PC)
 - East: Multi-family; R-1A-R
 - West: American River Parkway; ARP-F
- Building Size: 8,000+ sq. feet
- Building Heights: One story
- Property Size (office): 0.8312 ac. (proposed)
- Building Density: 0.22 FAR (floor area ratio)
- Parking Required: 32 Parking Proposed: 48

BACKGROUND INFORMATION: An application (P-8258) for conversion of the student dining to office use and adjacent student housing to apartments was submitted on June 2, 1978. Along with the concurrent application for lot line adjustment (P-8266) it was later withdrawn.

The student dining hall was approved as an accessory to the adjacent Westbridge student housing complex to the south. The approval included the waiver of required parking, inasmuch as parking was to be provided for the housing.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The student housing that the dining hall is intended to serve is being renovated to include self contained kitchen facilities. As such, the dining hall has become a non-essential use.

2. The conversion to offices would include development of additional parking spaces. These will be for the exclusive use of the office tenants. Although 32 spaces are required, the submitted plan provides for 48.
3. As a result of the increased parking, landscaping will be reduced substantially. The design of the remaining landscaped area will be significant in screening the existing and proposed parking areas.
4. The existing walkway which parallels the edge of the student parking lot will become less functional with the conversion of the dining hall. It will no longer provide access to the dining hall area, but instead will merely separate the two parking lots. Staff suggests that it be replaced with additional landscaping.
5. No signage has been submitted for Commission review.
6. The lot line adjustment would separate the proposed office use from the student housing complex. It is a proper action consistent with the requested conversion from student dining use.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Recommend approval of the Schematic Plan Amendment from student dining hall to office use;
3. Approve the Special Permit for 8,000+ sq. foot office building, subject to conditions and based on findings of fact that follow; and
4. Approve the lot line adjustment subject to conditions that follow:

Conditions - Special Permit

- a. Replace with landscaping the existing walkway that parallels the new southerly property line of the office site.
- b. Applicant to submit detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permits. The landscape design shall focus on screening the parking areas from the public view.
- c. The project shall comply with Parkway Corridor regulation in Section 24 of the Zoning Ordinance (color/glare, exterior lighting, signs, fencing, landscaping, etc.).
- d. A sign program shall be submitted for review and approval by staff.
- e. *The median strip on University Avenue shall be maintained by the property owners of the parcels to be created by the lot line adjustment. Each owner shall be responsible for the segment of median directly opposite his frontage.*

*See page 3

Conditions - Lot Line

- a. New lot lines shall be monumented and certified by a licensed land surveyor or Civil Engineer.
- b. Property descriptions and closure calculations shall be submitted to the City Engineer by a licensed land surveyor or Civil Engineer.
- c. Location of water and sewer service pipelines shall be shown.

**See page 3

Findings of Fact

1. The proposed conversion is based on sound principles of land use in that the site is adjacent to an area of existing and approved office buildings.
2. The project will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that additional parking shall be provided at a ratio more than adequate to serve the needs of the proposed office use.
3. The proposed use is in compliance with the objectives of the General Plan and the Westbridge PUD Schematic Plan, as to be revised.

**CPC added:*

- f. Landscaping along the median strip shall be rejuvenated within 30 days or revocation action shall be taken.*

***CPC added:*

- d. Lot line adjustment shall not be recorded until the landscaping along the median strip is improved and necessary irrigation installed.*

FOR LOT LINE ADJUSTMENT APPLICATION RECORD OF SURVEY

A PORTION OF SECTION 07, 04 AND SECTION 01 OF RANCHO DEL PABO RECORDED IN 21 P.M. 4 SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO
MARCH 1980

CALIFORNIA
SCALE 1" = 50'

J.T.S. ENGINEERING
CONSULTANTS

SHEET 1 OF 1

LEGEND



- ⊕ SET 0/0' MARK TAGGED N.C.B. 22999
- FOUND MONUMENT AS NOTED
- DIMENSION POINT - NOTHING FOUND ON SET
- .. PUBLIC UTILITY BASEMENT LINE. (P.U.E.)

BASIS OF MEASURING

ALL MEASUREMENTS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF UNIVERSITY AVENUE. AS SHOWN ON THAT PLAT DESIGNATED AS "CAMPUS COMMONS UNIVERSITY SQUARE UNIT NO. 1, RECORDED 11:08 P.M. 6, SACRAMENTO COUNTY RECORDS.

ENGINEER'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME ON UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF JERRY STAVENIS ON MARCH 1980.

JOHN A. GERMAN N.C.B. 22999

COUNTY RECORDER'S CERTIFICATE

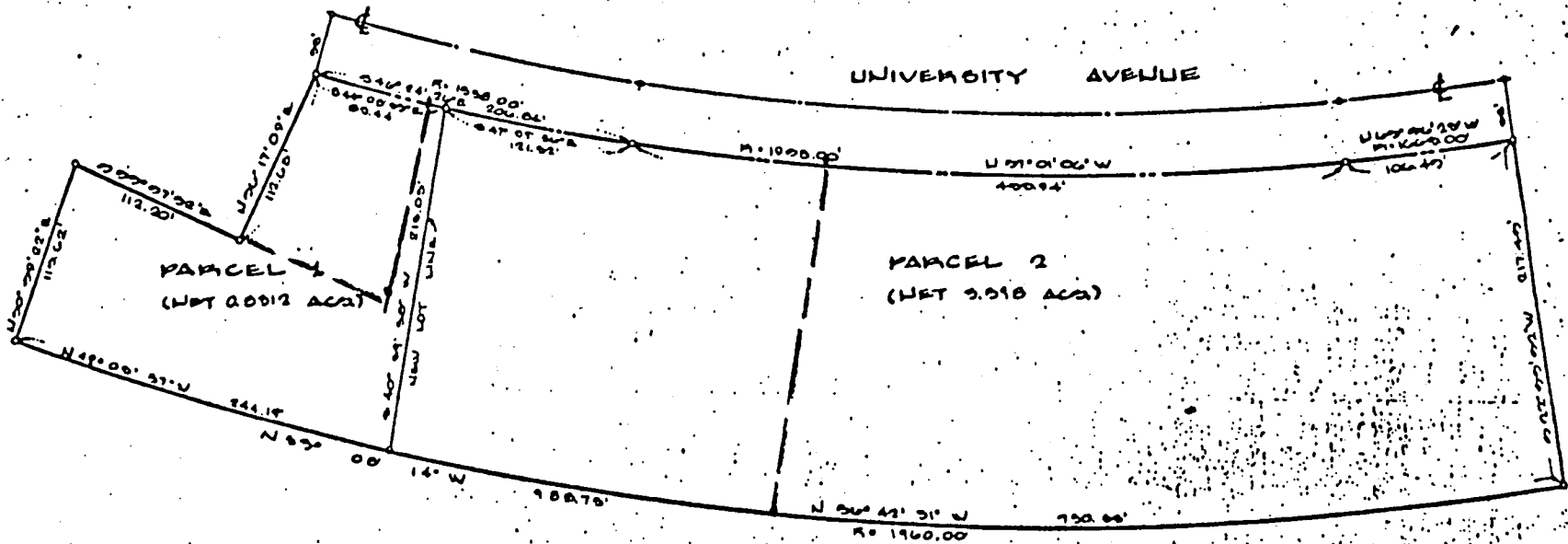
I HEREBY THIS DAY OF 1980, AT M. IN BOOK OF SURVEYS AT PAGE , AT THE REQUEST OF

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT THIS DAY OF 1980.

COUNTY SURVEYOR



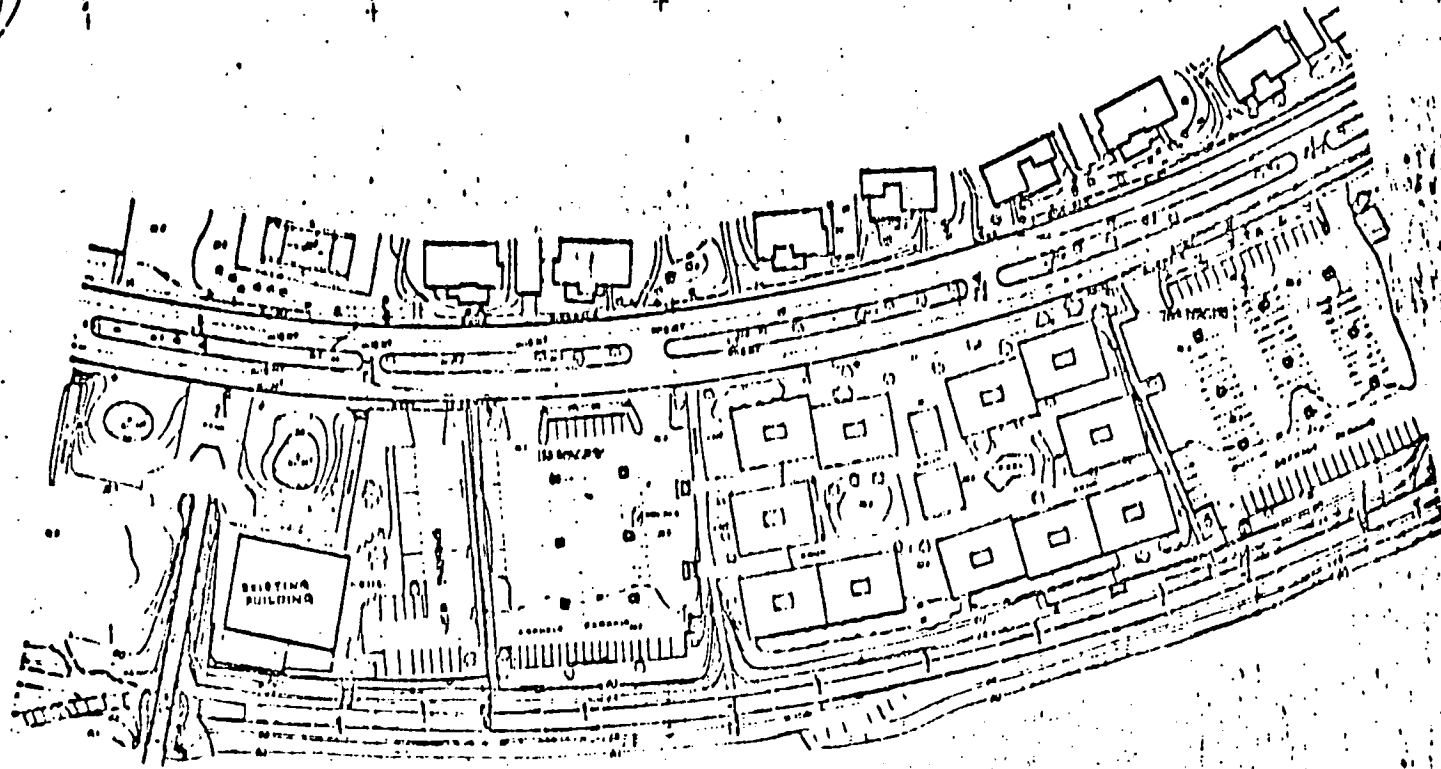
2-9071

7/10/80

EXAM AND 11



VICINITY MAP



- LEGEND
- EXISTING
 - PROPOSED
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING CURB
 - PROPOSED CURB

AREA PLAN

EXISTING BUILDING
 PROPOSED BUILDING
 EXISTING DRIVE
 PROPOSED DRIVE
 EXISTING SIDEWALK
 PROPOSED SIDEWALK
 EXISTING CURB
 PROPOSED CURB

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
WATER
SEWER
ELECTRIC
TELEPHONE
CABLE
...

JTS ENGINEERING CONSULTANTS, INC.
 1117 G STREET
 1ST FLOOR, PHILADELPHIA, PENNSYLVANIA 19107 (215) 461-0700

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Blank]

900 UNIVERSITY DRIVE

1/1



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

July 30, 1980

Owner of Property:

Jerry & Penny Staveris
955 University Ave.
Sacramento, CA 95825

On July 29, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Amend Schematic Plan to convert existing student dining hall to office use in C-1(PC) zone. Loc. 955 University Avenue (P-9071)

The hearing has been set for August 12, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

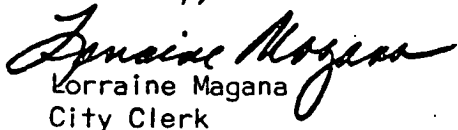
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

cc: Rick Jackson

P-9071 Mailing List 70

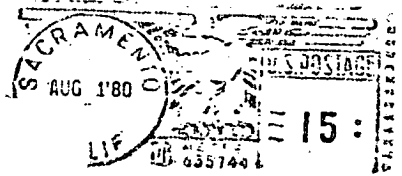


OFFICE OF THE CITY CLERK
918 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-8426

WAT 09X 56023671 08/02/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

James E. Waters
109 Hartnell Place
Sacramento, CA 95825



RECEIVED OFFICE
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 5 11 20 AM '80

NOTICE OF CITY COUNCIL HEARING

