

P98-077 - Tribute Rd. Rezone

- REQUEST:
- A. Environmental Determination: Categorical Exemption (Sections 15301 & 15305);
 - B. Rezone the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);
 - C. PUD Schematic Plan Amendment to redesignate a 39,150 square foot building from light industrial to office use;
 - D. PUD Special Permit Modification to allow office use in the 39,150 square foot building and to modify the building's exterior, parking lot design and landscaping.

LOCATION: 1770 Tribute Road
APN: 277-0285-007
Arden-Arcade CPA/Point West PUD
Council District 3

APPLICANT:	Jim Wiley, Taylor & Hooper, (916) 929-5545 1435 River Park Drive, Suite 200, Sacramento, CA 95815
OWNER:	RPD LLC / Tribute Road Associates, LLC 10351 Santa Monica Blvd., Los Angeles, CA 90025
APPLICATION FILED:	July 14, 1998
STAFF CONTACT:	Thomas S. Pace, (916) 264-6848

SUMMARY: The applicant is requesting the indicated entitlements for the subject property so that he may change the use of the property from a mixture of office, church, and light industrial/research and development to 100 percent office for both buildings on the parcel.

RECOMMENDATION: Staff recommends **approval** of the requested entitlements.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Community Plan Designation:	n/a (Arden/Arcade CPA)
Existing Land Use of Site:	Office, church and light industrial
Existing Zoning of Site:	Light Industrial Review Parkway Corridor Planned Unit Development (M-1S-R-PC-PUD)

Surrounding Land Use and Zoning:

North: Heritage Inn Motel (formerly Beverly Garland Hotel); M-1S-R-PC-PUD
 South: American River; ARP-F
 East: Business 80 Freeway, Cal Expo; TC, A-PC
 West: Office; OB-R-PC-PUD

Setbacks:	Required	Provided
Front:	25'	85+'
Side(Int):	0'	60+'
Rear:	0'	60+'

Property Area:	5.82+ net acres
Square Footage of Building:	44,700+ (West), 39,150+ (East)
Height of Building:	1-2 stories
Exterior Building Materials:	Concrete, Bronze-tinted glass
Roof Material:	built-up
Parking Provided:	318 spaces
Parking Required:	240 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Transportation Management Plan	Public Works, Transportation Division
Building Permit	Building Division
Sign Permit	Building Division

BACKGROUND INFORMATION: On January 12, 1971, the City Council approved the designation of the Point West PUD and Schematic Plan (of which the subject site is a part). On April 14, 1977, the Planning Commission approved a Special Permit (P7726) for a firm called Exploration Logging to build the two buildings currently found on the site. The two buildings were designated for office (west building) and "production," or light manufacturing of instruments for gas and oil well drilling operations (east building).

The corner parcel to the west of the subject site was split off of the original parcel in 1977 (P7933), and, in 1984, the corner parcel was rezoned to Office Building (OB-R-PC-PUD), the Schematic Plan was amended, and a Plan Review and PUD Special Permit were issued for the office building (P84-151).

Since that time, a church was issued a Special Permit to occupy 21,000 square feet of the east building (P88-143, April 28, 1988). Currently, the church still occupies the east building and the remainder of the building appears to be occupied by one or more small light industrial-type businesses. The two-story west building is vacant at this time.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

At the time the Point West PUD was established, the area around Tribute Road was designated Industrial on the General Plan. When the current 1988 General Plan was adopted, the subject site was redesignated as Regional Commercial & Offices. This change of land use designation recognized the prevailing office-orientation of much of the existing Tribute Road area. Therefore, the request to rezone the property from light industrial (M-1S-R-PC-PUD) to office building (OB-PC-PUD) will bring the property into consistency with the General Plan.

In 1984, Ordinance 84-100 was adopted by the City Council, restricting office use in industrial zones to 25 percent of the building square footage (Zoning Ordinance Section 2-E-35). The ordinance allows additional office square footage upon approval of a Special Permit. Because each site has different adjacent land use patterns, each request for office use in an industrial zone must be judged on a case-by-case basis. In general, staff encourages retention of industrially zoned land for industrial purposes. However, in this case, much of the surrounding industrial land was already converted to office use prior to the adoption of Ordinance 84-100, and the adjacent parcel has already been rezoned for office use. Rather than issue a special permit for 100% office use, staff has recommended that the subject site be rezoned. This is because the City Council signaled a change in land use for the site by changing the General Plan designation from Industrial to Regional Commercial and Offices. These factors are the basis for staff's recommendation to support the requested entitlements.

B. Site Plan Design/Zoning Requirements

1. Parking/Circulation

Most of the parking proposed for the site is already in existence. Only minor changes are proposed to the parking area, such as addition of spaces in front of the east building, where there is currently an enclosed storage yard, and relocation of some handicap parking spaces. In general, access and circulation meet applicable standards. Public Works staff has recommended reconfiguration of the east driveway to include a planter finger on the east side of the driveway, in order to protect the end parking space.

In the original 1977 project approval, 357 parking spaces were approved for the subject site, at a ratio of 1 space per 215 square feet of building area. The applicant proposes a ratio of 1 space per 264 square feet (318 spaces). The City's PUD parking requirements for office use require a minimum of 1 space per 350 square feet and set a maximum of 1 space per 275 square feet. The table below summarizes the parking requirements:

Parking Required	Parking Proposed	Difference
Min=240 spaces Max=305 spaces	318 spaces	+13 (surplus)

It has been City policy to restrict the supply of parking to reasonable levels in order to encourage use of transit, car pooling, bicycling and other alternative forms of commuting. Providing excessive parking may encourage solo commuting which is contrary to the City's transportation management and air quality goals. Excessive parking also results in increased paved area, resulting in increased stormwater runoff, increased solar heat gain, and negative aesthetics. Staff has worked with the applicant to reduce the number of parking spaces and to increase the amount of landscaped area on site by adding additional planters. Because the surplus parking spaces are existing, no additional entitlements are required.

To improve pedestrian safety, a couple of parking spaces in front of the area where the north-south walkway between the two buildings meets the front parking lot will be conditioned to be removed to provide a pedestrian passage through the parking lot to Tribute Road. A striped crosswalk or accent paving will be used to identify the path of travel across the maneuvering area. A new walkway will be installed perpendicular to the sidewalk to connect the path to Tribute Road.

The property owner will be required to join the Point West Transportation

Management Association and prepare a Transportation Management Plan.

2. Landscaping

The Point West PUD Guidelines require perimeter landscaping along the street and interior property lines. Since the adoption of the PUD in the early 1970s, the City has added the 50% parking lot tree shading requirement (Zoning Ordinance Section 6-D-19). To improve the overall aesthetics of the project and to ensure compliance with the tree shading requirement, staff has asked the applicant to provide additional tree "finger" planters around the perimeter of the parking area and tree wells in the interior rows of parking. Staff also encouraged the elimination of some of the proposed new parking spaces and the existing surplus parking spaces in order to provide more landscaped area on site. The applicant has agreed to provide the additional planters.

C. Building Design

No new buildings are proposed with this application. Only minor changes are proposed to be made to the one-story east building. These changes include punching new window openings with gridded fenestration into the existing concrete structure (north and south elevations), adding new entrances with decorative awnings (north and south elevations), converting a former roll-up door into a window with similar gridded fenestration on the east elevation (a second roll-up door will remain for office-related shipping and receiving) and painting the exterior to provide a cleaner appearance. Staff supports the requested changes.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Sections 15301 & 15305). The Public Works Department analyzed the project to determine whether a traffic study would be required; because the anticipated increase in vehicle trips does not exceed the established threshold of significance (generally, 100 new peak hour trips), no traffic study was required. No new impacts are anticipated from the change of use from light industrial/church to office or from the minor site and building modifications proposed.

B. Public/Neighborhood/Business Association Comments

Project information was routed to the following groups:

- Point West Transportation Management Association
- Point West Area Business Association

Rebecca Garrison (of the Point West TMA) encouraged the project to submit a Transportation Management Plan. Staff has included this as a condition. No comment was received from the Point West Area Business Association.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department

The applicant was requested to modify the plans to improve circulation and parking area safety. The requested changes were made.

2. Utilities Department

An on-site drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. This comment has been included as a condition of approval.

3. Alternative Modes Coordinator

Bicycle facilities shall be retained or provided as required by the 2010 Bikeway Master Plan and the Zoning Ordinance. A TMP will be required. These conditions have been included.

4. Caltrans

"The City may wish to consider establishing a "fair share" traffic impact fee mechanism from development such as this to help fund the Exposition Boulevard Extension - Phase 2 roadway project (frontage roads, split diamond interchange)." Staff believes this matter is part of a larger policy issue which is more appropriately dealt with in the context of Public Works' Capital Improvements Program. The comment has been forwarded to Public Works.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny item D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Items A through C below require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

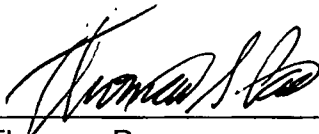
A. Recommend adoption of the attached Notice of Decision and Findings of Fact

which finds that the project is Exempt pursuant to CEQA Guidelines Sections 15301 & 15305;

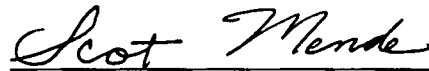
- B. Recommend adoption of the attached Notice of Decision and Findings of Fact approving the Rezone of the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);
- C. Recommend adoption of the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to redesignate a 39,150 square foot building from light industrial to office use;
- D. Approve the PUD Special Permit Modification to allow office use in the 39,150 square foot building and to modify the building's exterior, parking lot design and landscaping.

Report Prepared By,

Report Reviewed By,



Thomas Pace
Assistant Planner



Scot Mende
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Rezone Exhibit
Exhibit 1B	Existing Site Plan
Exhibit 1C	Proposed Site Plan/Schematic Plan
Exhibit 1D	Proposed Tree Shading Plan
Exhibit 1E	Proposed Exterior Remodel (East Building)
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR
TRIBUTE RD. REZONE, LOCATED AT 1770 TRIBUTE ROAD SACRAMENTO,
CALIFORNIA IN THE M-1S-R-PC-PUD ZONE. (P98-077)**

At the regular meeting of October 8, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Categorical Exemption;**
- B. Recommended approval of the rezone of the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);**
- C. Recommended approval of the PUD Schematic Plan Amendment to redesignate a 39,150 square foot building from light industrial to office use;**
- D. Approved the PUD Special Permit Modification to allow office use in the 39,150 square foot building and to modify the building's exterior, parking lot design and landscaping.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections 15301 & 15305 of the CEQA Guidelines.
- D. PUD Special Permit Modification:** The City Planning Commission finds that the PUD Special Permit Modification to allow office use in the 39,150 square foot building and to modify the building's exterior, parking lot design and landscaping is approved subject to the following findings of fact:
 - 1. The project is based upon sound principles of land use in that the land use is compatible with surrounding uses in existence.

2. The project will not be detrimental to the public health, safety, or welfare, nor will it result in the creation of a public nuisance in that the proposed use is consistent with surrounding land uses, and its design is consistent with the Point West PUD Guidelines.
3. The project is consistent with the General Plan which calls for Regional Commercial and Offices for the subject site, in that office use is proposed.

CONDITIONS OF APPROVAL

- D. The PUD Special Permit Modification to allow office use in the 39,150 square foot building and to modify the building's exterior, parking lot design and landscaping is approved subject to the following conditions of approval:
- D1. All required Building Permits shall be obtained prior to commencing site and building improvements.
 - D2. **Building Design:**
 - a. Exterior modifications are approved for the **east building only**, in accordance with Exhibit 1E. Remodeling shall conform substantially to the plans submitted with this application (Exhibit 1E). Any changes to the approved plans shall be submitted to the Planning Director for review. Additional entitlements may be needed for substantial alterations to approved plans.
 - b. Building colors shall be earth tones consistent with existing building colors or other approved colors as indicated in City Zoning Sections 24.34 (American River Parkway Corridor) and 22-A-61 (Definitions: Earth tones).
 - D3. **Trash Enclosure(s)** shall be constructed in accordance with City Zoning regulations, including (but not limited to):
 - a. Provision of a 6 foot tall masonry wall with decorative finish to match building exterior (design subject to approval of Planning Director);
 - b. Solid metal gates to screen Dumpsters from view;
 - c. Landscaping of trash enclosure perimeter per Zoning code.
 - D4. **Landscaping:**
 - a. Parking lot tree shading shall be provided per City Zoning regulations.
 - b. New planter fingers and tree wells shall be provided as shown on the

attached landscape plan EXCEPT THAT minimum interior planter width for new finger planters and tree wells shall be increased to 8 feet, exclusive of perimeter 6 inch curbing, which curbing shall be provided. Existing planter fingers tree wells and islands need not be increased in size.

- D5. **Streets:** Repair or replace any existing deteriorated curb, gutter, and sidewalk to City Standards to the satisfaction of the Department of Public Works. The western driveway shall be reconstructed to meet ADA requirements so disabled persons can cross the driveway and access a new on-site pathway.
- D6. **TMP:** At the time of building permit submittal, the applicant shall submit to the City a Transportation Management Plan (TMP) per Ordinance 88-083 for this development. The TMP indicates the required alternative transportation options the developer will provide. The TMP shall be approved by the City prior to building permit issuance.
- D7. **Bikes:**
- a. The subject parcel now has on-street bike facilities on Tribute Road. These facilities shall be retained.
 - b. The applicant shall provide bicycle parking per City Zoning regulations (Section 6-G-1-a(2)).
- D8. **Utilities:**
- a. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
 - b. **ADVISORY NOTE:** The applicant must comply with the City's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- D9. **Parking:**
- a. The applicant shall ensure that the project design conforms to ADA requirements in all respects.
 - b. Design and construction of parking areas shall conform to City Zoning

regulations.

- c. Compact spaces shall be labeled according to City Zoning regulations. Spaces which meet standard size requirements shall not be labeled as compact.
- d. **Accessible Path:** The walkway between the two buildings shall be extended westward in front of the two-story building, and down toward the western driveway, connecting to the public sidewalk along Tribute Road. This pathway shall be accessible to handicapped persons.

CHAIRPERSON

ATTEST:

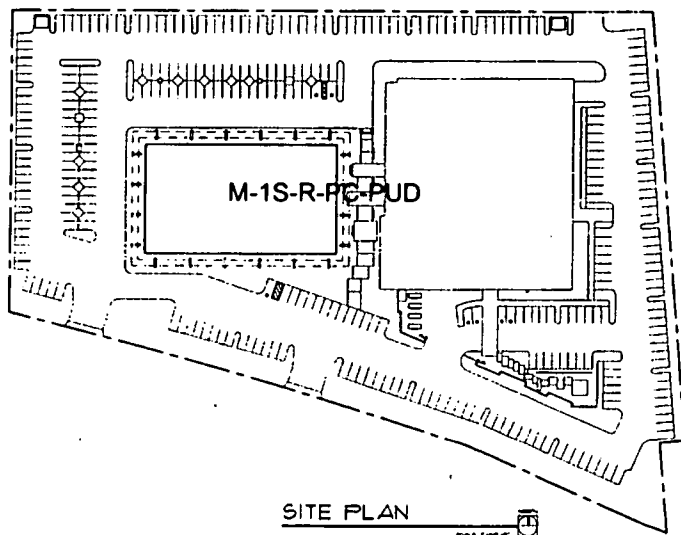
SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-077)

- Exhibit 1A Rezone Exhibit
- Exhibit 1B Existing Site Plan
- Exhibit 1C Proposed Site Plan/Schematic Plan
- Exhibit 1D Proposed Tree Shading Plan
- Exhibit 1E Proposed Exterior Remodel (East Building)

Rezoning Exhibit
1700 - 1770 Tribute Road
City of Sacramento California

Existing Zoning



Proposed Zoning

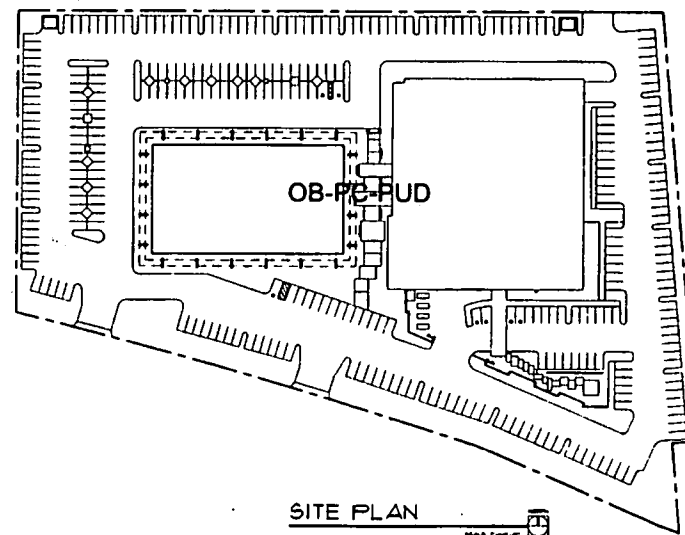
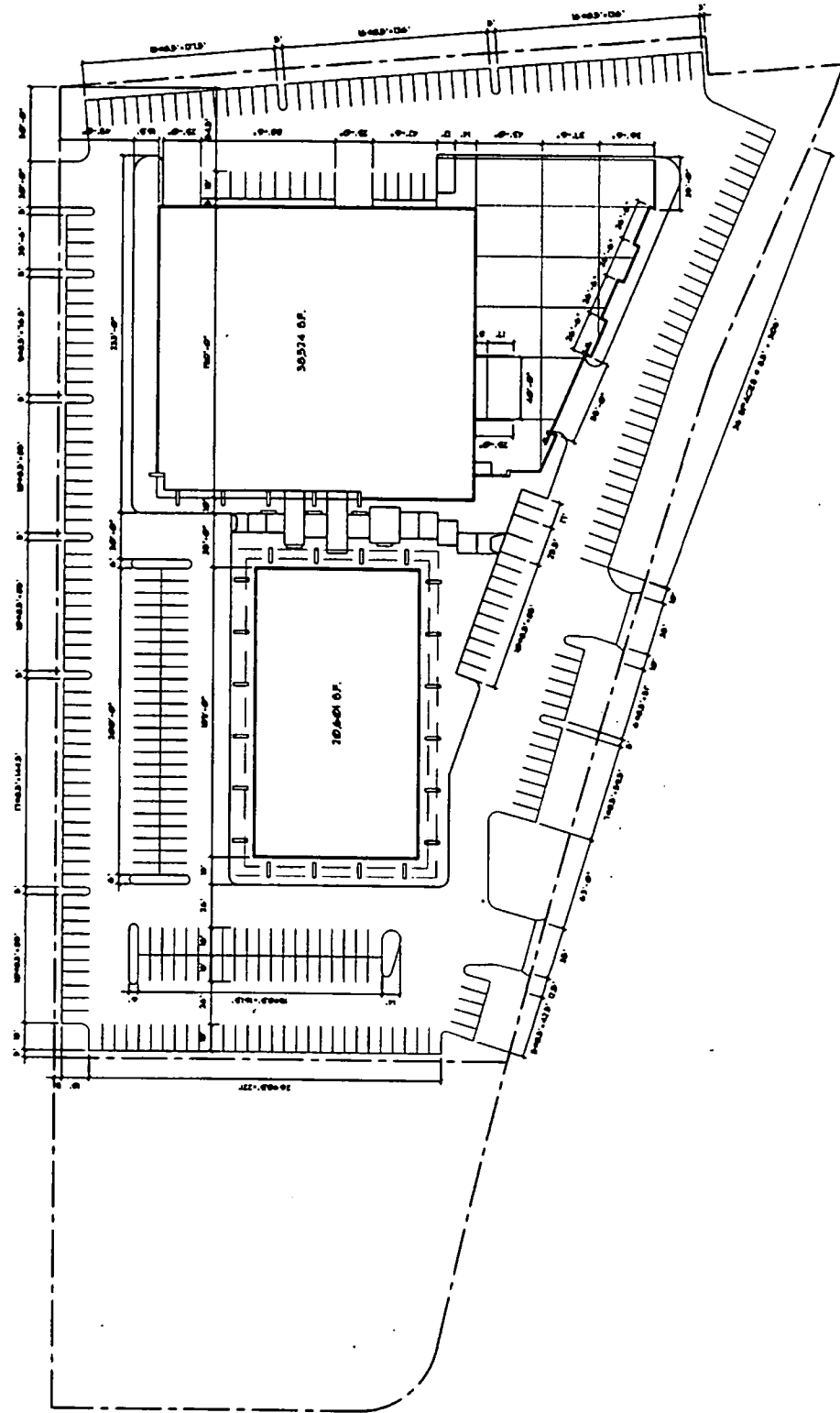
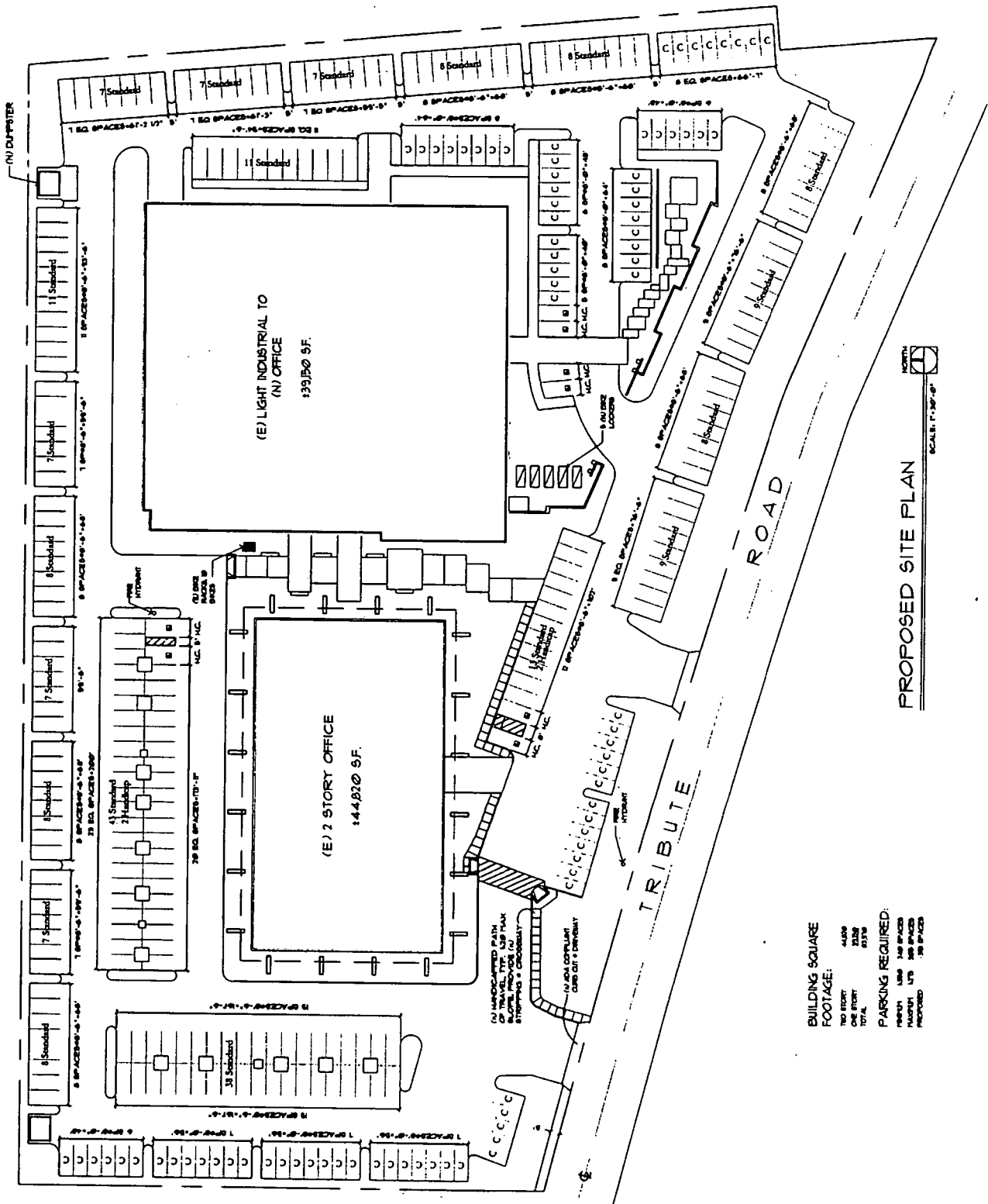


Exhibit 1B Existing Site Plan



SITE PLAN (EXISTING)

Exhibit 1C Proposed Site Plan/Schematic Plan



PROPOSED SITE PLAN
SCALE: 1" = 300'-0"

BUILDING SQUARE FOOTAGE:

4500
200
ONE STORY
TOTAL

PARKING REQUIRED:

MINIMUM	1500
MAXIMUM	1750
PROPOSED	1500

Exhibit 1D Proposed Tree Shading Plan

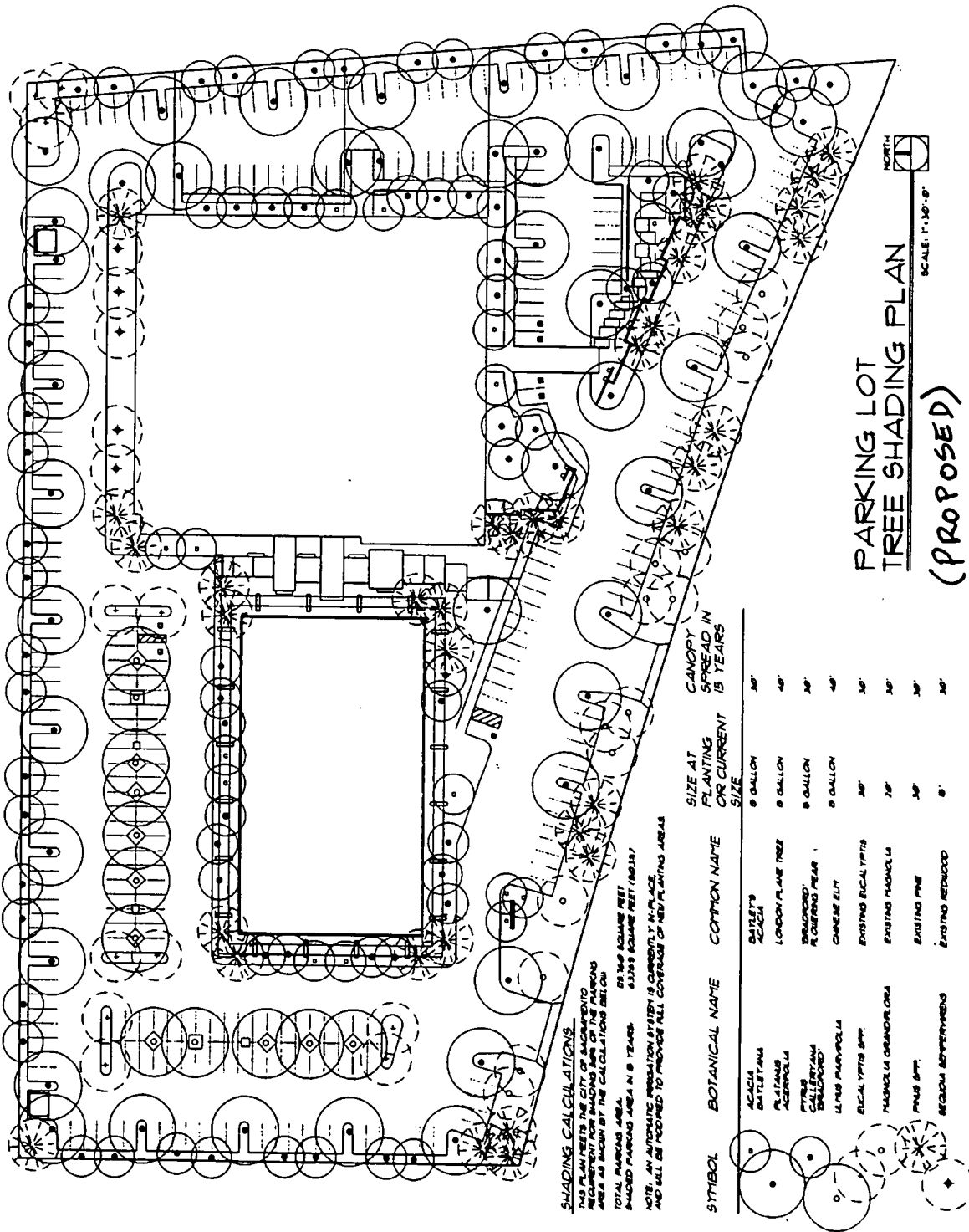
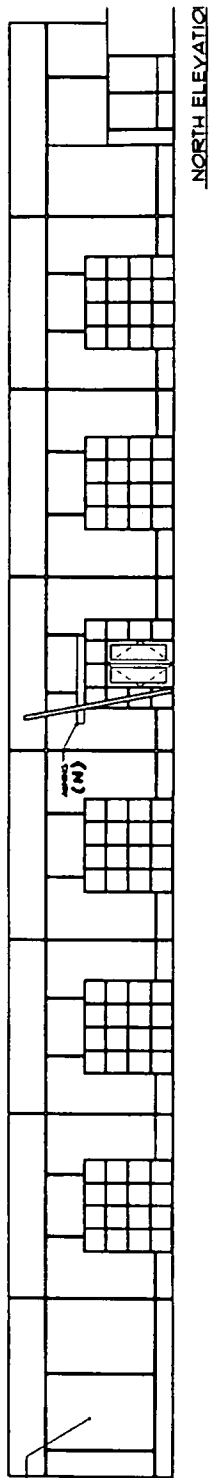
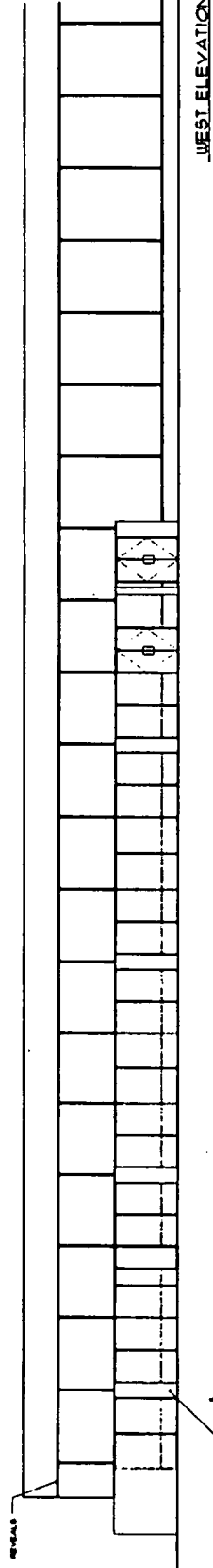


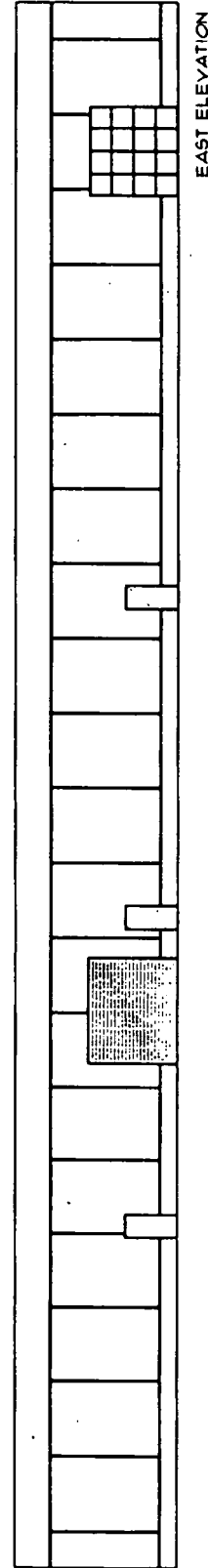
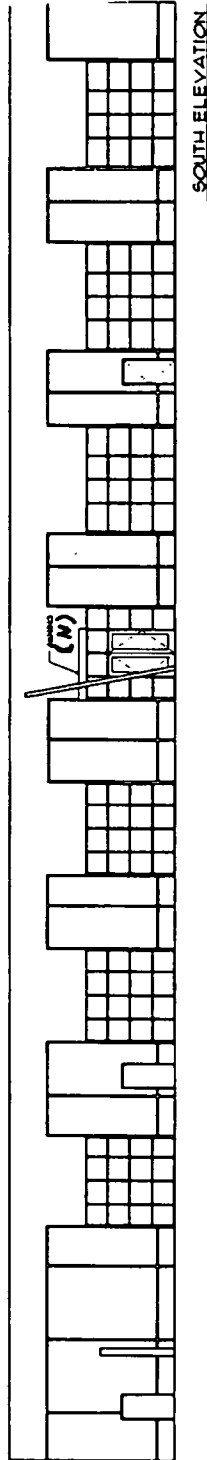
Exhibit 1E Proposed Exterior Remodel (East Building)



(E)
 PRECAST CONCRETE TO MATCH
 EXISTING MATERIALS (CONCRETE,
 BRICK, GLASS, METAL, ETC.)



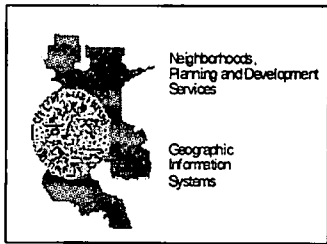
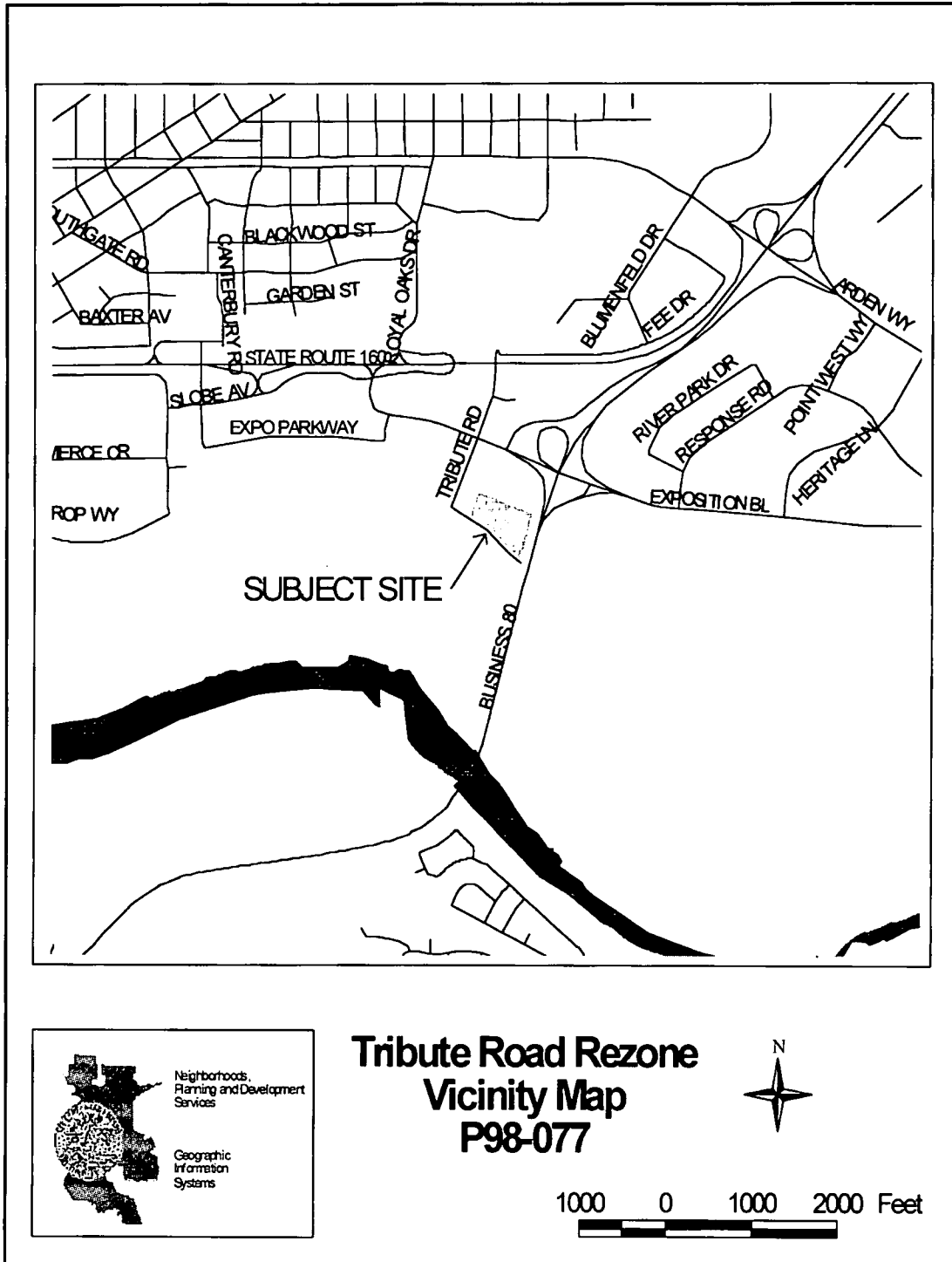
(E)
 1/2" CONCRETE TILT-UP
 SURFACE FINISH,
 UNPAINTED (HEAVY TYP)



PROPOSED ELEVATIONS

SCALE 1/8" = 1'-0"

Attachment 2 Vicinity Map



Tribute Road Rezone
Vicinity Map
P98-077

1000 0 1000 2000 Feet

Attachment 3 Land Use and Zoning Map

