

P95-006 - SOCIAL SECURITY ADMINISTRATION BUILDING

REQUEST: A. "R" Plan Review for new construction of a 15,500 sq.ft. concrete "tilt up" office building.

LOCATION: Massie Court
118-0131-044
South Sacramento
Elk Grove Unified School District
Council District 8

| | |
|----------------|---|
| APPLICANT: | Gregory Schubert c/o Buzz Oates Enterprises II 8615 Elder Creek Road, Sacramento, CA 95828 |
| OWNER: | Massie Court Development Co. 8615 Elder Creek Road, Sacramento, CA 95828 |
| PLANS BY: | Leo McGlade & Assoc. Inc. 3417 Arden Way, Ste. A, Sacramento, CA. 95825 |
| APPLIC. FILED: | 1-20-95 |
| STAFF CONTACT: | Don Lockhart, 264-7584 |

SUMMARY/RECOMMENDATION: The applicant proposes to build a 15,500 sq.ft. concrete "tilt up" office building, with 55 vehicle parking spaces and 4 bicycle parking spaces. **Staff recommends approval of the project.** This recommendation is based upon principles of planning and upon conditions of approval which have been placed upon the project.

PROJECT INFORMATION:

| | |
|-----------------------------|---|
| General Plan Designation: | Community/Neighborhood Commercial & Offices |
| Community Plan Designation: | Office |
| Existing Land Use of Site: | Vacant |
| Existing Zoning of Site: | C2-R, General Commercial-Review |

Surrounding Land Use and Zoning:

North: Sam's Club; Limited Commercial (LC) (County)

South: California Skate University; General Commercial-Review (C2-R)
 East: Sunset Lanes Bowling Alley; General Commercial-Review (C2-R)
 West: Stor-N-Lok mini-storage; General Commercial- Review (C2-R)

| | |
|------------------------------|------------------------------|
| Property Area: | 4.031 ± acre |
| Property Dimensions: | 442' X 426' |
| Topography: | Flat |
| Street Improvements: | To be provided |
| Utilities: | To be provided |
| Height of Building: | 20 feet, 1 story |
| Exterior Building Materials: | Concrete |
| Automobile Parking Required: | 38 minimum/55 maximum spaces |
| Automobile Parking Provided: | 55 spaces |
| Bicycle Parking Required: | 3 spaces |
| Bicycle Parking Provided: | 4 spaces |

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> |
|---------------------------|--------------------------|
| Building Permit | City Building Department |
| Driveway Permit | Public Works Department |
| Certificate of Compliance | Public Works Department |

BACKGROUND INFORMATION: The applicant is requesting the necessary approvals to build a 15,500 sq.ft. concrete "tilt up" office building. The building will house the Social Security Administration offices and a public contact facility. A new access road is required to be constructed concurrent with construction of the building.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The office development on this site is consistent with the land use designations of the General Plan and the South Sacramento Community Plan.

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of it's citizens by adhering to high standards for project and plan evaluation as they interact with the overall urban landscape. The proposal is consistent with the General Plan in that the proposed design of the building has been reviewed by the City Design Review and Preservation Board staff. A condition of project approval is proposed to ensure that the building incorporates elements of quality design.

It is the policy of the City to actively expand employment opportunities for City

residents, (Policy 3, Sec. 1-32). The project is consistent with the General Plan in that it may provide for new employment opportunities in the area. The Social Security Administration office use will employ 70 full-time staff.

B. Site Plan Design/Zoning Requirements

The "R" Review process addresses considerations relating to site layout, the orientation and location of buildings, signs, other structures, open spaces, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties.

1. Setbacks and Parking

The parcel is surrounded by commercial zoning. The proposed site to be developed is 397'X 147' (58,295 sq.ft.). All setback requirements will be met and the parking lot shading requirements will be satisfied. Required handicapped parking spaces will be located next to the office entrance.

2. Building Design

The building exterior will consist of texture coated cement plaster with thin brick veneer columns. The building is 20 feet high to the plate line. The south, west, and east elevations include arches and columns, with aluminum framed plate glass windows. The south elevation will include canvas canopies (awnings) over the windows. The design of the building has been reviewed by a member of the Design Review Board staff. Design Review staff commented that the design should be modified slightly to continue the same architectural treatment on the south, west, and east elevations. The north elevation should be modified to incorporate a one bay return of the architectural detailing from the east elevation.

The north elevation will be facing a large, open field. With the completion of Massie Circle through to Stockton Blvd., it is anticipated that the majority of the travelling public will be approaching the building from the north. This assumption is based on the fact that full traffic-control signalization exists at the north intersection of Massie Circle and Stockton Blvd. This traffic signal will allow for more efficient left turn access to the site from northbound Stockton Blvd. This travel pattern will increase the amount of exposure of the north elevation to the travelling public.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15311(b)

B. Summary of Agency Comments

The project has been reviewed by Engineering Development Services, Traffic Engineering, the Utilities Department, Building Inspections, and the Fire and Police Departments.

Comments received dealt with site access and site design. The subject parcel has an active agreement requiring dedication and construction of a 58' roadway along the east property line, from Massie Court through to the north property line. Construction of this roadway will be required for this project. The applicant has revised the site plan in response to comments received regarding parking area design and orientation and locating the building more centrally on the site.

Comments received have been included as conditions of approval for this project.

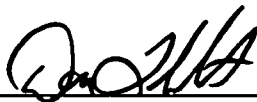
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny each of the entitlements requested. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

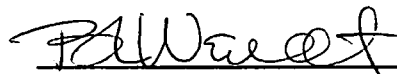
- A. Adopt the attached Resolution (Attachment C) approving the Plan Review for the new construction of a 15,500 sq.ft. concrete "tilt up" office building, with 55 on-site vehicle parking spaces and 4 bicycle parking spaces.

Report Prepared By,

Report Reviewed By,



Don Lockhart, Associate Planner



Barbara L. Wendt, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1
Exhibit C-2

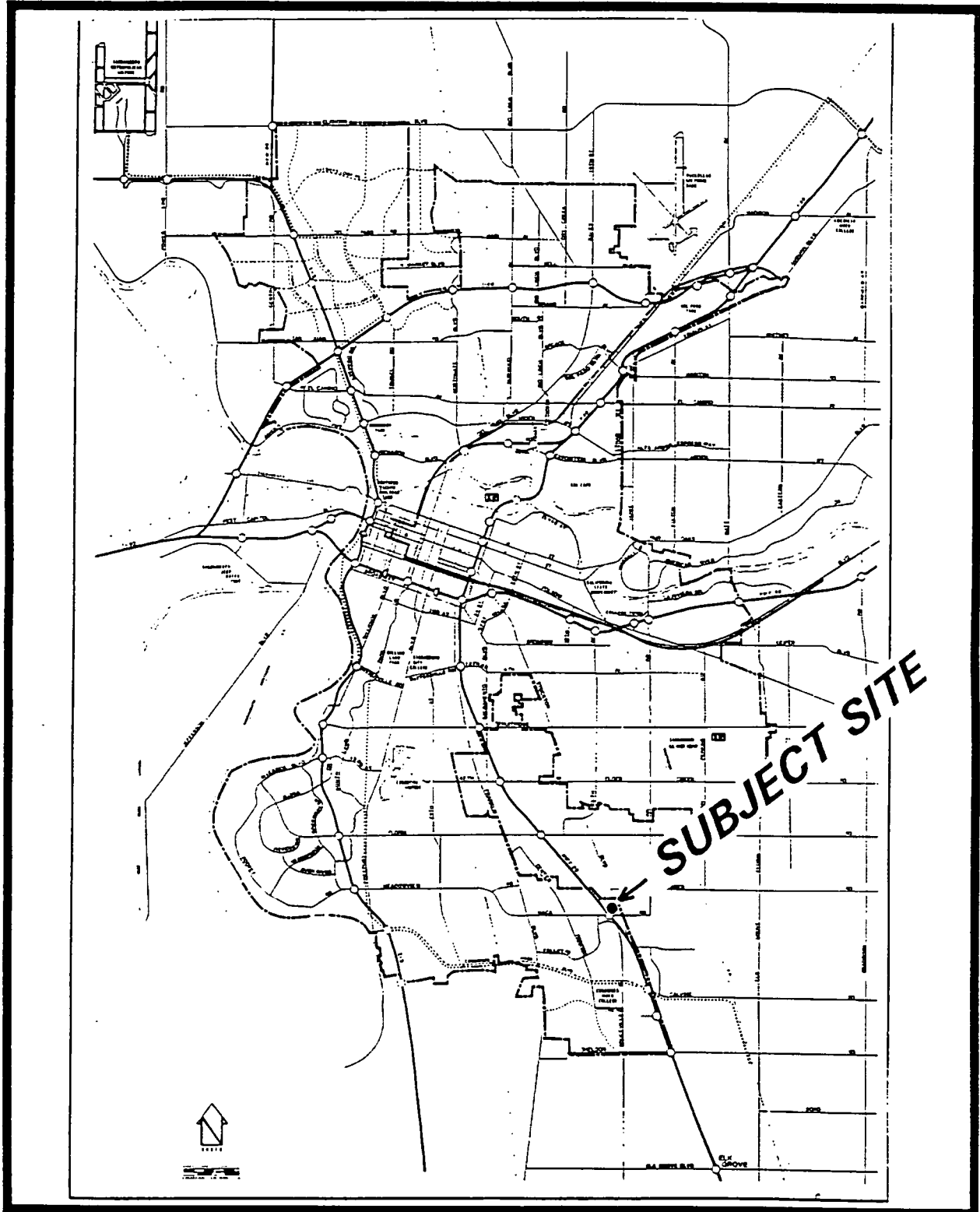
Vicinity Map
Land Use and Zoning Map
Resolution Approving the Plan Review
Site Plan & Elevations
Landscaping Plan

ATTACHMENT A

P95-006

MARCH 30, 1995

ITEM # 14
PAGE 5



VICINITY MAP

ATTACHMENT C

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR PROPERTY LOCATED ON MASSIE COURT

(P95-006) (APN: 118-0131-044)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a plan review to allow for the new construction of a 15,500 sq.ft. concrete "tilt up" office building, with 55 on-site vehicle parking spaces and 4 bicycle parking spaces;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(b));

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Plan Review is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the development of the site with an office use is consistent with the C2-R zoning of the site and;
 - 2) the development of the site will meet all City standards for parking, landscaping & shading, recycling and ADA requirements.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the office use is compatible with the commercial land use of the area.
 - C. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site for commercial uses.

2. The Plan Review for the proposed 15,500 sq.ft. office development (Exhibit C-1) is hereby approved subject to the following conditions:
- A. The building design shall continue the same architectural treatment on the south, west and east elevations. The north elevation shall be modified to incorporate a one bay return of the architectural detailing from the east elevation.
 - B. Provide a separate metered water service to the parcel requiring irrigation.
 - C. Adequate ADA requirements shall be adjacent to the office.
 - D. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, close circuit television shall be used.
 - E. Exterior lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk to one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.

Parking lot light standards shall be spaced and at a height that will not conflict with decorative trees.
 - F. Business windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
 - G. Only one domestic water service will be allowed per parcel.
 - H. Any new domestic water services shall be metered.
 - I. Multiple fire services are allowed per parcel and may be required.
 - J. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
 - K. The proposed development is not contiguous to an existing public water distribution main. The property owner/developer shall be responsible for any required major off-site water main extensions as determined by the Engineering Services Division. The applicant must show how this parcel is to be served by water. Easements will be required if/as needed.
 - L. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.

- M. Comply with the City's Grading, Erosion, Sediment Control Policy.
- N. On site grading, paving, and drainage shall comply with and be approved by Public Works prior to issuance of a building permit, (Obtain a driveway permit).
- O. 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) The property owner/developer shall be responsible for any required major off-site storm drainage main construction as determined by the Engineering Services Division.
- P. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities.
- Q. On-site, post construction Best Management Practices (BMPs) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's may effect site layout and design. Therefore, BMP's must be included on the site plan. At a minimum, source control measures and on-site controls shall be implemented.

Refer to the City of Sacramento's draft "Guidance Manual for On-site Control of Urban Runoff Pollution at New Developments", April 1993, for acceptable BMPs for post construction urban stormwater pollution control. All BMP's must be approved by the Department of Utilities.

Advisory Notes:

1. The applicant must comply with the City of Sacramento'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.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities. This Manual is available from the Department of Utilities by calling 433-6318.

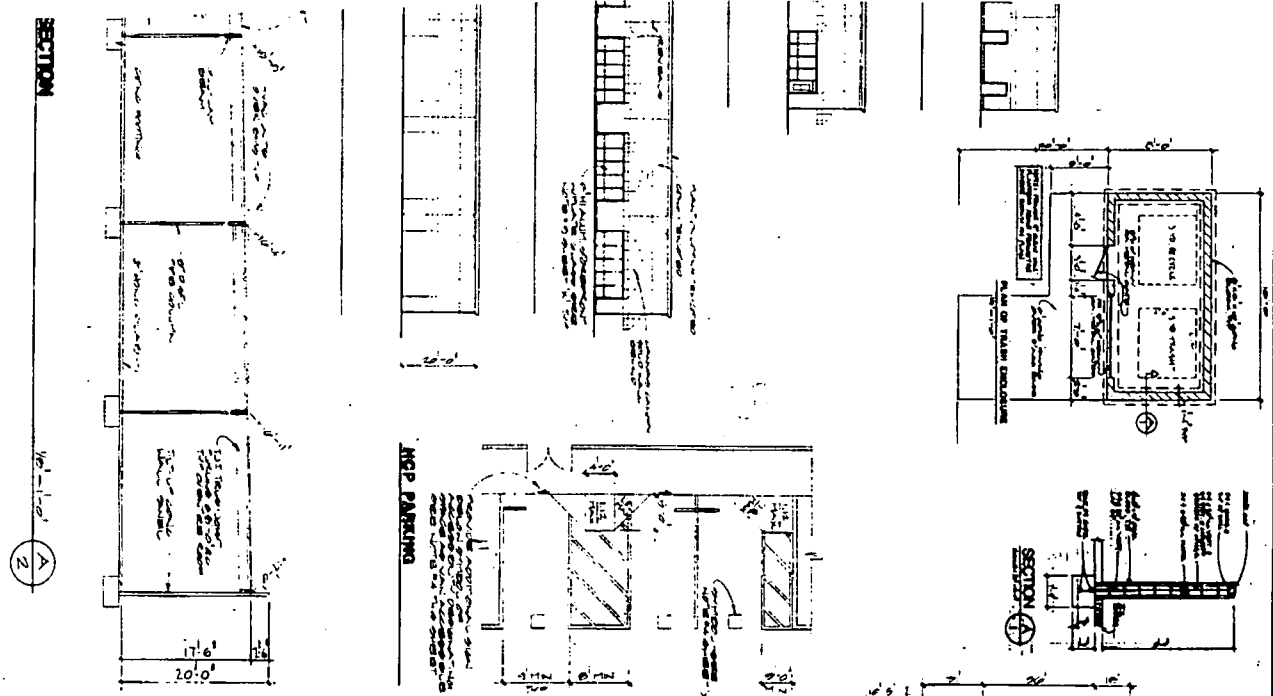
CHAIRPERSON

ATTEST:

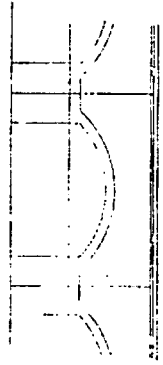
SECRETARY TO PLANNING COMMISSION

P95-006

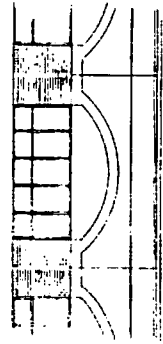
EXHIBIT C-1
SITE PLAN



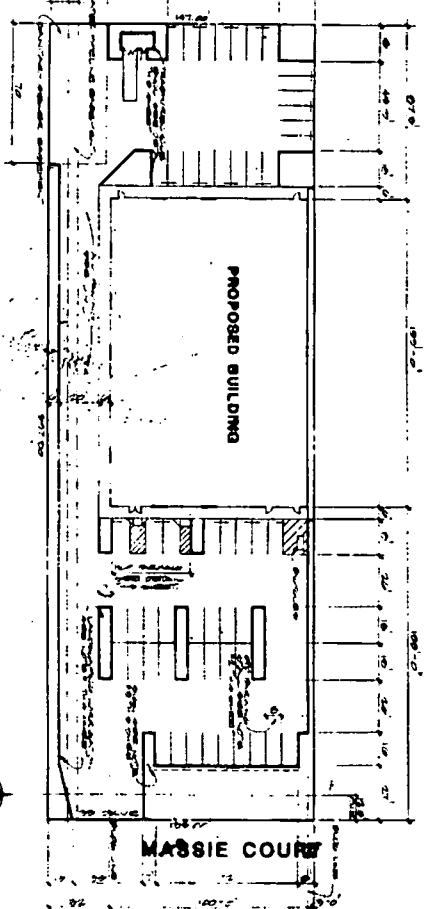
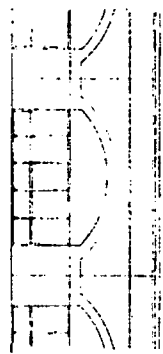
PARTIAL NORTH ELEVATION



PARTIAL EAST & SOUTH ELEVATION



PARTIAL WEST ELEVATION



SITE PLAN

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SACRAMENTO ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES.

2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED WITHIN THE EXISTING LOT BOUNDARIES AND SHALL NOT ENVELOPE ANY ADJACENT LOT.

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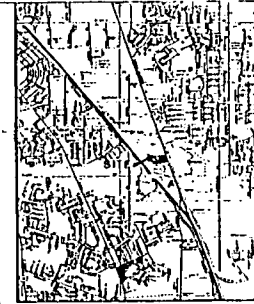
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|--|-----------------|--|--|
| <p>SOCIAL SECURITY BUILDING</p> <p>MASSIE COURT</p> <p>CITY OF SACRAMENTO</p> | | <p>SITE PLAN</p> <p>ELEVATIONS</p> <p>TYPICAL CROSS SECTION</p> | <p>Leo McGlade & associates, Inc.</p> <p>3417 Acorn Way, Suite A, Sacramento, CA 95825 (916) 486-4300</p> |
| <p>Date: 3/30/95</p> <p>Drawn: JCS</p> <p>Scale: 1/8" = 1'-0"</p> | <p>Sheet: 1</p> | <p>Project: 95-006</p> | <p>Revision:</p> |



SAMS CLUB

EXISTING MASSIE CIR.

VACANT



VICINITY MAP
NO SCALE

SITE

SUNSET LANES

EXISTING BUILDING

EXISTING PARKING

STORE & LOCK
118-131-36

FUTURE LOT LNE

BICYCLE PARKING (7) CLASS 1 & (2) CLASS 2

PROPOSED BUILDING

△ PARKING TO BE CONSTRUCTED

SNAPPY LUBE

PROPOSED MASSIE CIR. EXTENSION

BYERS GYMNASIICS

CAL SKATE

BEST WESTERN

VACANT

KALLIES BANQUET PARKING

EXISTING MASSIE CT.

GOLD RUSH INN

CHP

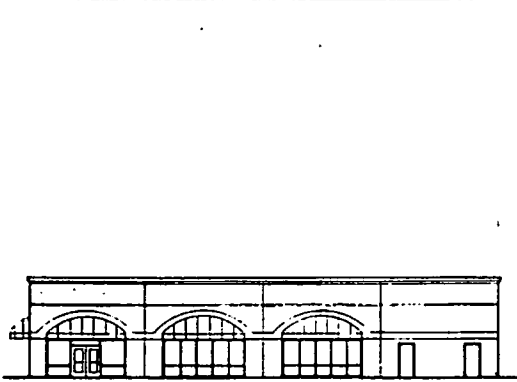
KALLIES RESTAURANT

P95-006

MARCH 30, 1995

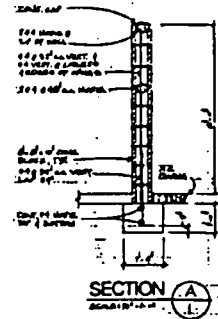
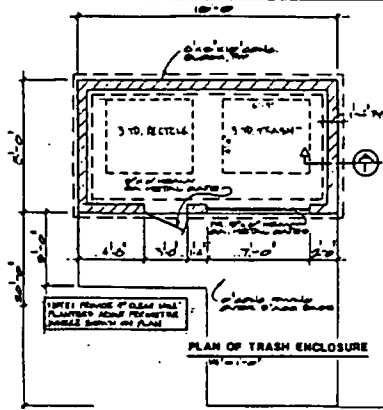
ITEM # 14
PAGE 12

EXHIBIT C-2 ELEVATIONS



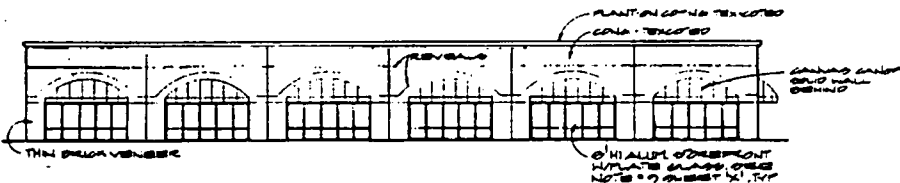
EAST ELEVATION

NO 1-1-0



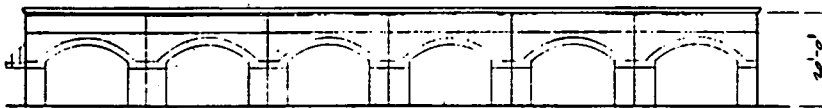
WEST ELEVATION

NO 1-1-0



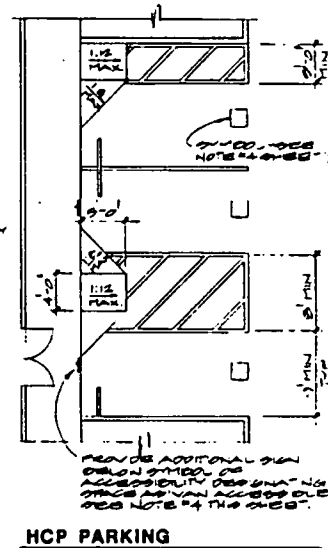
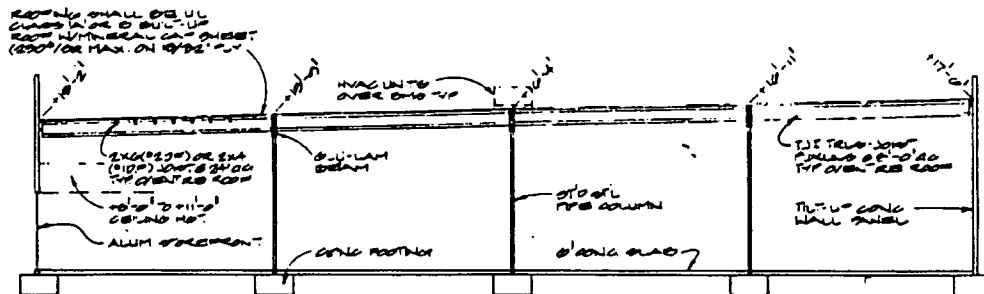
SOUTH ELEVATION

NO 1-1-0



NORTH ELEVATION

NO 1-1-0



HCP PARKING

NO 1-1-0 (A)
2

