

STAFF REPORT AMENDED 11-8-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Evergreen Management Co., 730 Alhambra Blvd., Ste. 200, Sacto., CA 95816				
OWNER	Certified Office Investors, Ltd., c/o Andrew Estopinal, 1500 River Pk Dr., Ste. 100				
PLANS BY	Mogavero-Perkins-Easton, architects, 811 'J' Street, Sacramento, CA 95814				
FILING DATE	10-5-80	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC. Ex.	15301e2	EIR		ASSESSOR'S PCL. NO.	277-271-10

APPLICATION: Special Permit to develop a 5,500± square foot addition to an existing 2,500± square foot office building in the Point West PUD (Sec. 8-C-3)

LOCATION: 1760 Challenge Way

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1965 Industrial Park Community
Plan Designation: Point West PUD
Existing Zoning of Site: SC-R(PUD)
Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Restaurant; SC-R
South: Parking, Fire Station; SC-R, A
East: Point West Plaza Shopping Center; SC-R
West: Offices; SC-R

Parking Required: 32 spaces
Parking Provided: 32 spaces
Parking Ratio: 1:250
Property Area: 0.8± acre
Square Footage of Building: 2,500± sq. ft. + 5,500 sq. ft. addition = 8,000±
Property Dimensions: Irregular sq. ft. proposed
Exterior Building Colors: Tan and Brown
Exterior Building Materials: Split Face Masonry, 'Drivit' Facade

BACKGROUND INFORMATION: On January 22, 1974 the Planning Commission approved a special permit to construct a 5,310 square foot office building on the subject site (P-5757). The building was to be constructed in two phases with 2,680 square feet in the first phase and 2,630 square feet in the second phase. A 2,500 square foot building was eventually constructed on the site; the second phase, however, was never constructed.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site is a 33,149± square foot irregular-shaped parcel located in the Shopping Center-Review (SC-R) zone and in the Point West PUD. A 2,500± square foot office building, formally the headquarters of World Savings and Loan, is located on the site. Surrounding land uses include the Point West Plaza Shopping Center to the south and east, restaurants to the north, office buildings to the west, and a City fire station to the south.
- B. Building and Site Plan Design: The applicant proposes to construct a 5,500± square foot addition to the existing office building. Proposed colors are tan and browns; split face masonry and drivit are proposed for the exterior building materials.

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APPLC. NO. P84-370

MEETING DATE November 8, 1984

CP

Proposed building colors and materials are similar to those of the existing office building except that the blue band around the top of the existing building would be removed. A trash enclosure, constructed out of similar materials, is also proposed for the site. Final plans shall indicate that the structure is constructed per the guidelines outlined in Exhibit D.

The proposed site plan design complies with the required 15-foot landscaped setback along Challenge Way. Thirty-two parking spaces are provided, meeting the required ratio. An enclosed bicycle storage area, constructed out of materials compatible to the main structure, is also proposed. Two of the required bicycle spaces must be fully enclosed, Class I facilities. The site plan also indicates an existing transformer and SMUD box located on the site. These should also be screened by a solid masonry wall compatible with the main building if permitted by SMUD.

The proposed building and site plan designs have been reviewed and approved by the Point West Architectural Review Committee. The Committee recommends that the shade trees indicated on the site plan are of specimen size in order to provide adequate landscaping and enhance the appearance of the site.

- C. Signage: The applicant has indicated on the submitted elevations a typical attached sign for the proposed building. To prevent a proliferation of signs on the site, staff recommends that each building tenant be allowed one attached sign with a maximum of three signs as shown on the submitted elevations. In lieu of the attached signs, one detached monument sign identifying the building is permitted as outlined in the Point West PUD Guidelines. Due to the irregular shape of the parcel, the location of the building on the site and only having Challenge Way street frontage, a sign program shall be submitted for the review and approval of the Planning Director prior to issuance of sign permits. In addition, all signs must have the approval of the Point West Architectural Review Committee.
- D. Staff has no objections to the proposed building expansion. The original special permit approval allowed an office building larger than what was originally constructed to be located on the site. The design and materials of the proposed addition will be compatible with the existing building and surrounding land uses. Adequate landscaping and parking will be provided. The proposal will also be conditioned to prevent a proliferation of signage on the site. Staff, therefore, recommends approval of the special permit request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301e2).

STAFF RECOMMENDATION: Staff recommends approval of the special permit to develop a 5,500± square foot addition to an existing 2,500± square foot office building, subject to conditions and based upon Findings of Fact which follow.

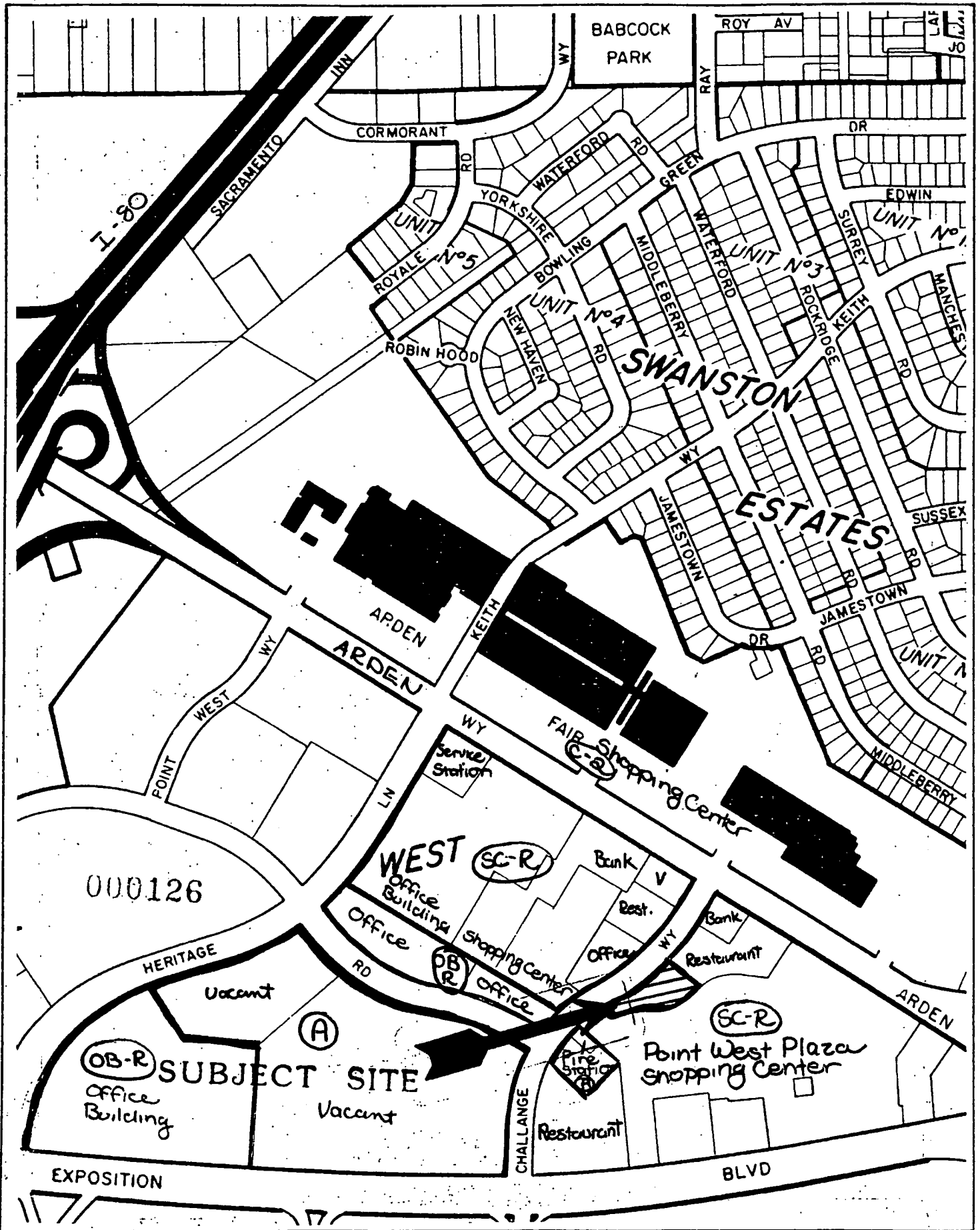
Conditions

1. The proposed trash enclosure shall be constructed per the guidelines outlined in Exhibit D.

2. The SMUD box and transformer shall be screened by a solid masonry wall and shrubs, subject to staff review and approval as permitted by SMUD.
3. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Specimen Chinese Evergreen Elm trees shall be used and berming provided as shown on submitted site plan.
4. The outside bicycle storage facility indicated on the submitted site plan shall be constructed out of colors and materials compatible with the main building. A minimum of two bicycle spaces must be Class I locker facilities.
- *5. Each tenant shall be allowed one attached sign with a maximum of three signs as shown on the submitted site plan. A monument sign identifying the building is permitted in view of the attached signs. A sign program shall be submitted for the review and approval of the Planning Director prior to issuance of sign permits. All proposed signage must meet Sign Ordinance and Point West PUD/Guideline requirements and have the approval of the Point West Architectural Review Committee.
6. The project shall comply with all applicable regulations of the Point West PUD Guidelines.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the proposed addition is compatible in design and materials with the existing building on the subject site and surrounding land uses;
 - b. a 15-foot landscape setback along Challenge Way is provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor to surrounding properties, in that:
 - a. adequate on-site parking will be provided;
 - b. the trash area will be enclosed, and the design and materials compatible with the main structure;
 - c. adequate landscaping for the site will be provided.
3. The project is consistent with the 1974 General Plan and the 1965 Industrial Park Community Plan which designate the site for commercial and office uses.
- 5: *Each tenant shall be allowed one attached sign with a maximum of three signs as shown on the submitted site plan. If only one tenant occupies the entire building, two attached signs or one attached sign and one monument sign shall be permitted. A sign program shall be submitted for the review and approval of the Planning Director prior to issuance of sign permits. All proposed signage must meet Sign Ordinance and Point West PUD requirements and have the approval of the Point West Architectural Review Committee. (CPC amended)*



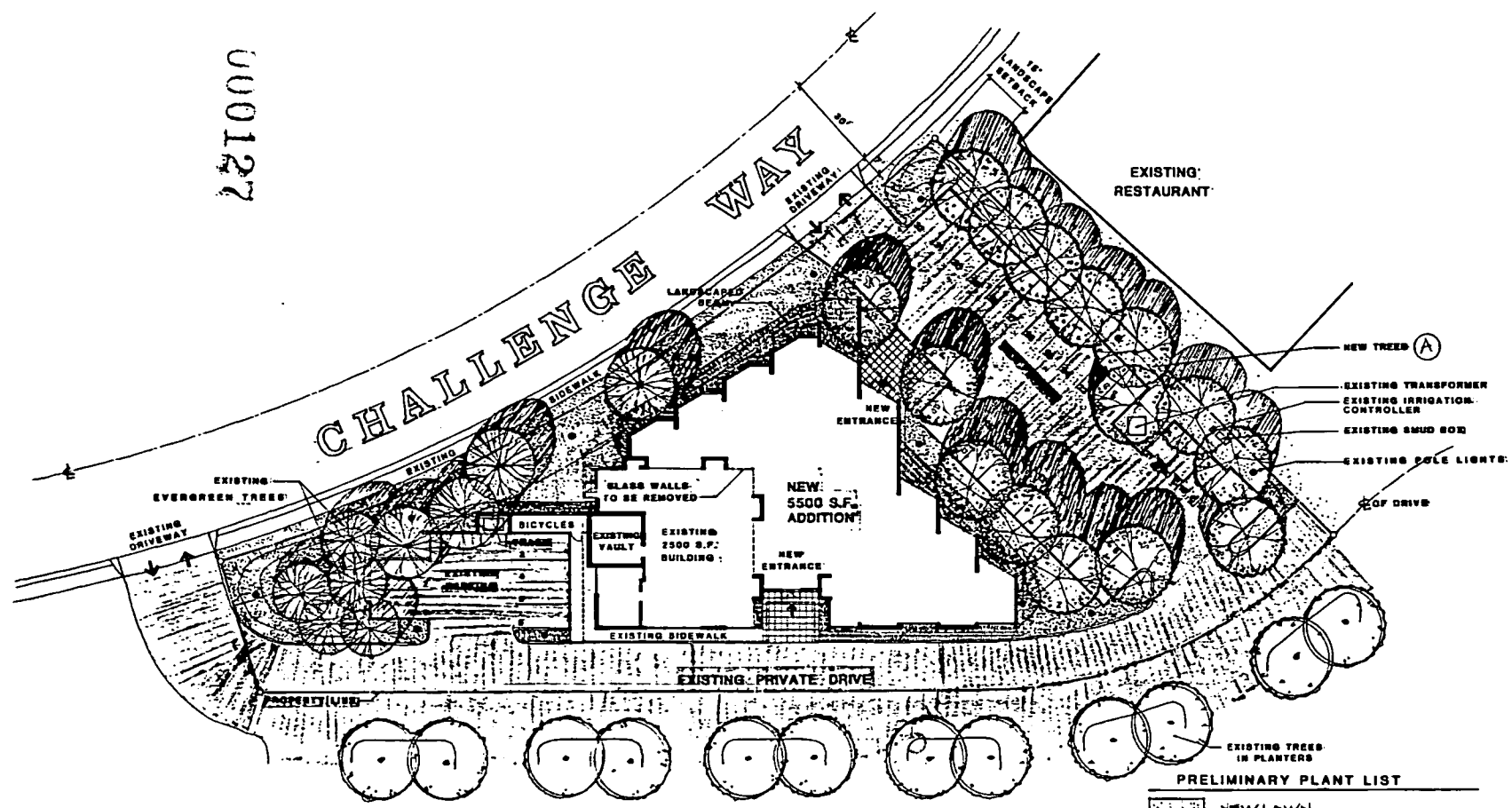
VICINITY - LAND USE - ZONING

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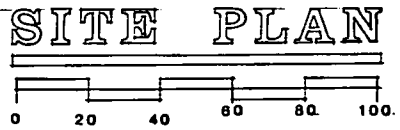
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No. 17

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- PRELIMINARY PLANT LIST**
- NEW LAWN 500
 - NEW GRASS COVER - VINCA MINOR "DWARF PERIWINKLE"
 - NEW SHADY TREES - ULMUS PARVIFLORA "C. 1955 DIVERGENT LIM."



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MOGAVEHO PERKINS EASTON

ARCHITECTS

811 J STREET SACRAMENTO, CALIF. 95811 (916) 448-1088

CONSULTANTS

PROJECT

POINT WEST PROFESSIONAL CENTER

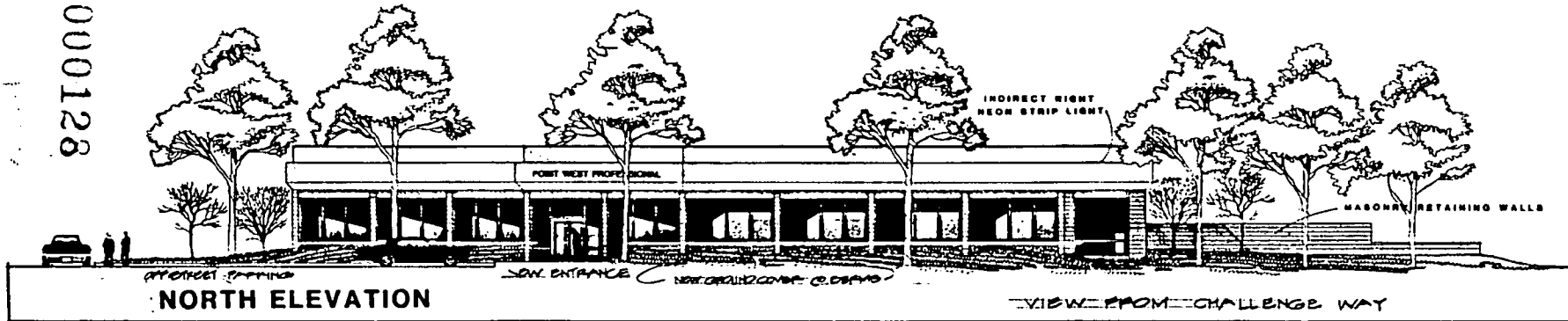
THE EVERGREEN COMPANY

REVISIONS

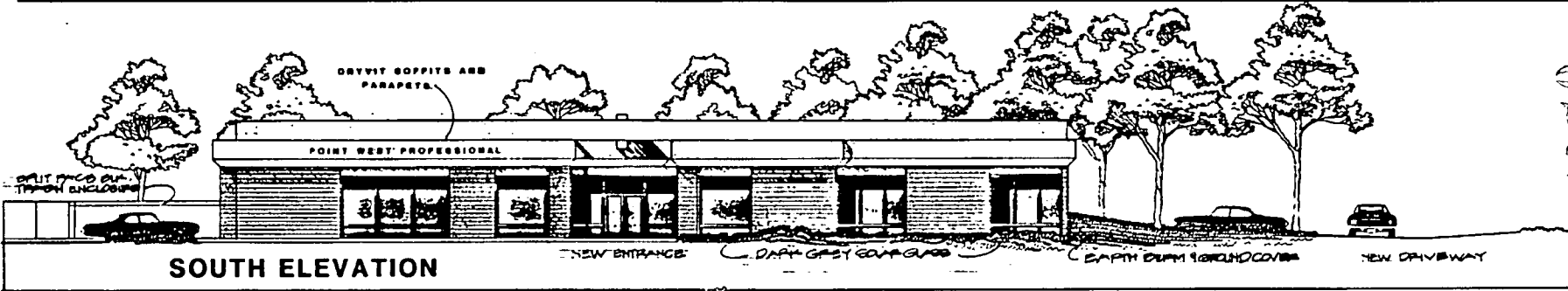
EXHIBIT A SITE PLAN

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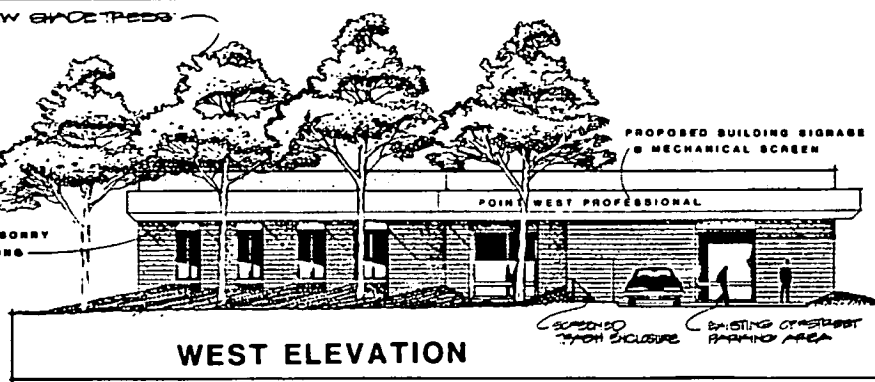
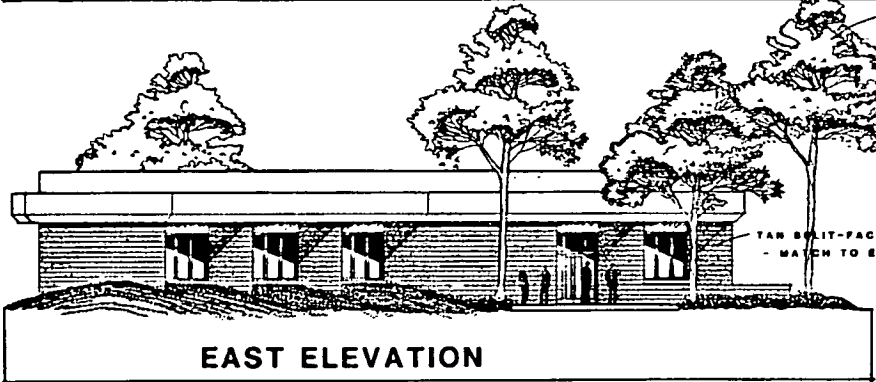
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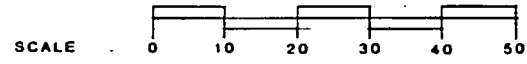
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BUILDING ELEVATIONS



MCGAVYER
PERKIN
EASTO

ARCHITECTY

811 J STREET
SACRAMENTO, CA. 958
(916) 448-101

CONSULTANT

PROJECT

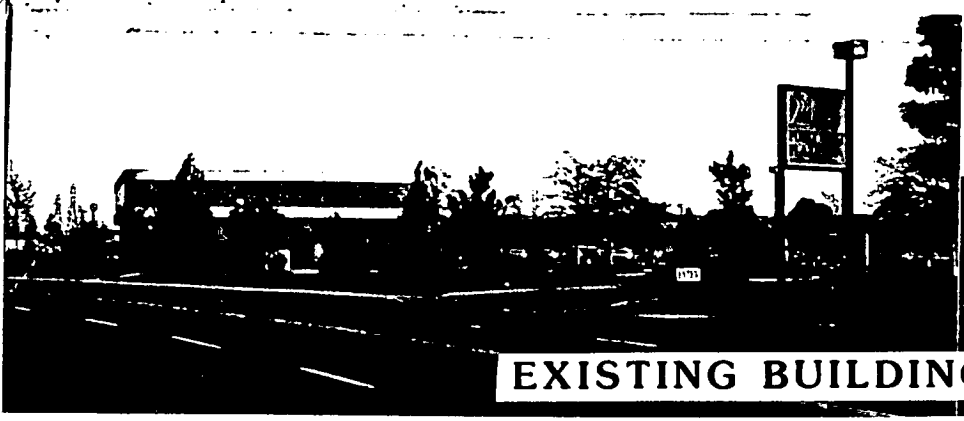
POINT WEST
PROFESSIONAL
CENTER

THE
EVERGREEN
COMPANY

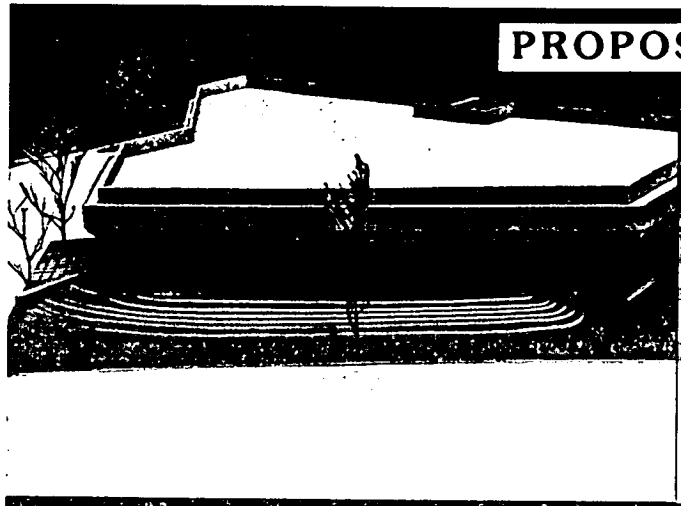
REVISION

EXHIBIT B
ELEVATIONS

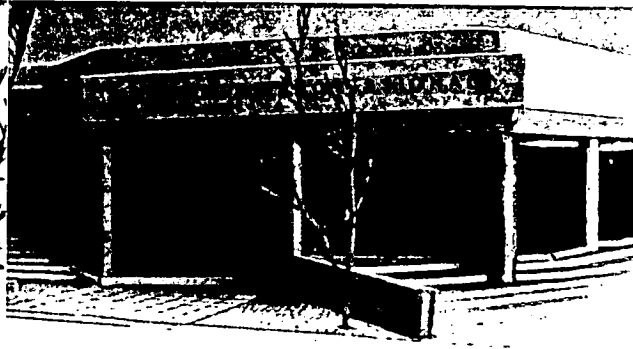
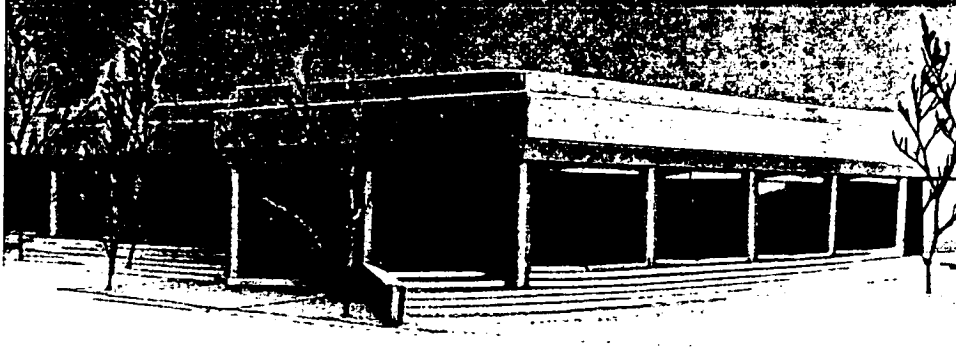
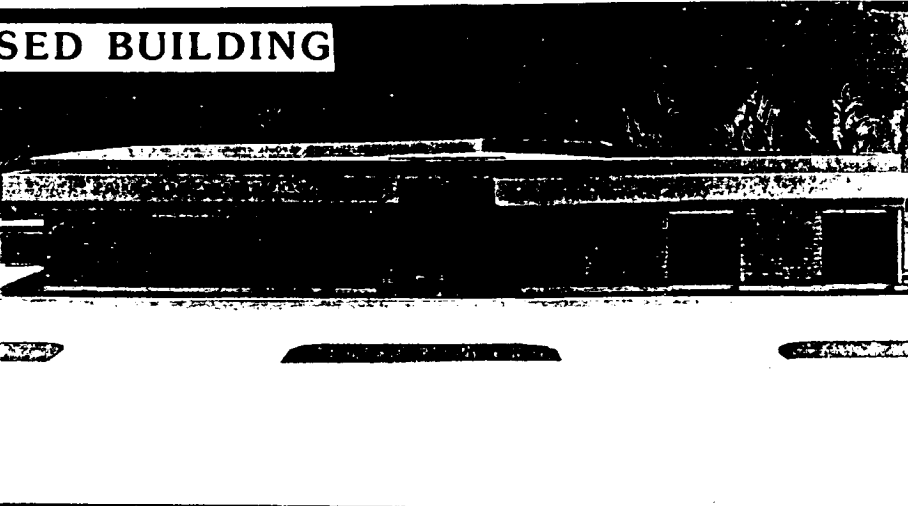
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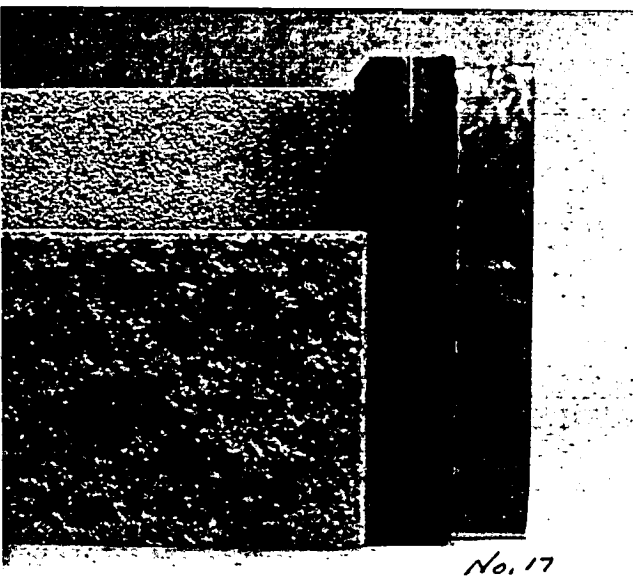
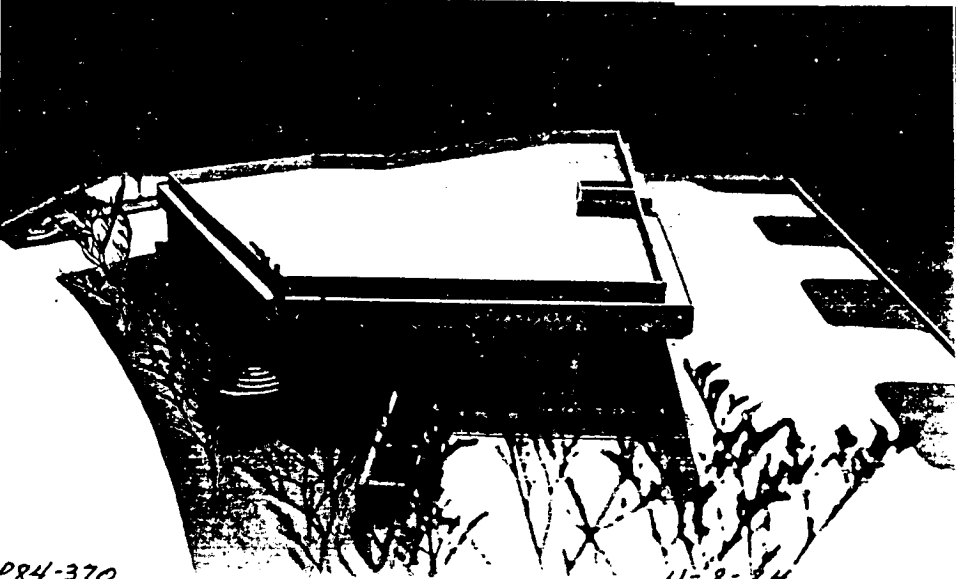
EXISTING BUILDING



PROPOSED BUILDING



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TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

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