

# CITY PLANNING COMMISSION

927 20TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gill & Pulver Eng. - 1300 Ethan Way, Sacramento, CA 95825				
OWNER	Camino West Plaza - 1501 El Camino Avenue, Sacramento, CA 95815				
PLANNED BY	RSA - 9196 Greenback Lane #208, Orangevale, CA 95662				
FILED DATE	5-23-83	30 DAY CPC ACTION DATE	6-23-83	REPORT BY	SC-58
NEGATIVE IMPACT	IS105 a & b EIR	ASSESSOR'S PCL. NO.	2166-212-104		

- APPLICATION:**
1. variance to reduce width of required four foot landscape planter and locate portion of planter in public right-of-way.
  2. variance to waive the required four foot landscaped planter adjacent to El Camino Avenue and locate the planter in the public right-of-way.

**LOCATION:** 1401 El Camino Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 47,009 square foot office building on a 1.4 acre site which will necessitate a variance from required landscaping adjacent to a public street.

**PROJECT INFORMATION:**

City General Plan Designation: Industrial  
Local Arden/Arcade Community  
Zoning Designation: Heavy Commercial or Industrial  
Existing Zoning of site: M-1  
Existing land use of site: Mobile home sales lot

**Surrounding Land Use and Zoning:**

North: Vacant Industrial M-1  
South: Commercial Industrial M-1  
East: Office Residential R-2.5  
West: Commercial Industrial M-1

Permitting Required: No  
Zoning Prohibited: No  
Property Dimensions: Irregular  
Property Area: 1.4 acres  
Square Footage of Lot: 38,400  
Square Footage of Building Site: 47,009  
Height of Structure(s): Approx. 50 feet (five stories)  
Topography: Flat to sloping  
Utilities: Existing  
Exterior Building Colors: Light buff & bronze  
Exterior Building Materials: Stucco & bronze glass

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**BACKGROUND INFORMATION:** The subject site is located on a parcel of land currently developed with a mobile home sales lot. At the present time the right-of-way south of the subject site is under construction for the purpose of developing an overpass to accommodate the future light rail route.

**STAFF EVALUATION:** Staff has the following concerns and comments regarding this request:

1. As proposed the applicant is requesting a waiver of the required four foot planter along El Camino Avenue. In-lieu of this planter the applicant indicated that a 400± foot strip of land be used for landscaping purposes. This strip of land is a public right-of-way with varying widths along the south side of the site. This irregular strip of land is located between the subject site and the beginning portion of elevated land leading to the overpass south and west of the site. The contract for the development of the light rail does not include provisions for landscaping this strip of land. Staff has no objections to the applicant using this right-of-way for the required landscape planter area provided that the applicant irrigate, landscape and maintain the right-of-way strip to the satisfaction of the City.
2. The applicant is requesting a variance to reduce the width of the required four foot planter strip along Auburn Boulevard. As proposed, this strip will be reduced to as little as two feet in some areas. The applicant is requesting that part of this required landscape strip be located in the public right-of-way on Auburn Boulevard. Staff sees no special circumstances that would prohibit the applicant from providing the required landscape strip on site. This waiver is being requested to meet parking requirements for the proposed five story office structure. Since the office is not yet constructed the applicant could reduce the size of the proposed office structure. Another alternative would be to reduce the required parking under the newly adopted off-street parking reduction measures. Under this program the applicant could reduce on-site parking for the office use by up to 25%. These reduction measures include transit benefits subsidy, transit pass subsidy, buspool/shuttle bus program, vanpool program, parking fees, showers and lockers and flexible work hours. These measures require special permit approval by the Planning Commission.
3. The applicant is proposing to use two feet of the required landscape planter for automobile overhang. This is contrary to Section 16-4-8 of the Zoning Ordinance which allows only two feet of the parking area to be landscaped provided this area is not used to meet required landscaping. Therefore, the total width required if the vehicle overhangs the planter strip would be six feet.
4. Because this planter will be used to meet the required parking lot shading, the size of the planter will need to be increased to accommodate shade trees. The minimum width of the planting area shall be six feet with six inch raised curbs on each side.
5. The site plan and shading program indicate that on-site landscaping and shading will not be adequate to meet the requirements since tree wells are not sufficient to accommodate shade trees and screening shrubbery. In addition, the applicant will need encroachment permits for planters located in public right-of-ways.
6. The plans were reviewed by the City Traffic Engineer who suggests that five parking spaces be removed to ensure safe entry and exit from the site. These spaces are located near the two driveways and are indicated on the attached Exhibit 'A'.

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June 25, 1998

Item 28

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The attached as mentioned, will not include a description of the details of the work to be done in the field, but will include a description of the work to be done in the office. The attached as mentioned, will not include a description of the work to be done in the field, but will include a description of the work to be done in the office. The attached as mentioned, will not include a description of the work to be done in the field, but will include a description of the work to be done in the office.

TERMS AND CONDITIONS OF EMPLOYMENT - 1951

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