

CITY PLANNING COMMISSION

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

APPLICANT	Bruce Monighan, 3241 Folsom Boulevard, Sacramento, CA 95816				
OWNER	Better Business Bureau, 1401-21st Street, Suite 305, Sacramento, CA 95814				
PLANS BY	Bruce Monighan, 3241 Folsom Boulevard, Sacramento, CA 95816				
FILING DATE	11-9-84	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Ex. 15303(c)	EIR		ASSESSOR'S PCL NO.	009-054-03

APPLICATION: Modification to a special permit to establish an office in the Residential-Office (R-0) zone to allow 5,000 square feet of office.

LOCATION: 1907-4th Street

PROPOSAL: The applicant is requesting the necessary entitlement to establish a 5,000+ square foot office in the R-0 zone.

PROJECT INFORMATION

1974 General Plan Designation:	Residential-Office
1980 Central City Community Plan Designation:	Residential-Office
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Office; C-4
South:	Residence; R-0
East:	Residence; R-0
West:	Restaurant; OB

Parking Required:	13 spaces
Parking Provided:	13 spaces
Parking Ratio:	1:400 sq. ft.
Property Dimensions:	80' x 120'
Property Area:	9,600 sq. ft., .2+ ac.
Square Footage of Building:	5,000 in 2 phases; Phase 1:2,400 Phase 2:2,600

Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building colors:	Blue and gray
Exterior Building Materials:	Ceramic tile, stucco, metal roof
Height of Structure:	20+ feet

BACKGROUND INFORMATION:

On December 13, 1984, the applicant received approval from the Planning Commission to construct a one-story, 3,000 square foot office building of blue and gray ceramic tile with gray trim. The project was reviewed and approved by the Design Review and Preservation Board on December 5, 1984. Modifications to the structure's design in relation to the adjacent residences were recommended by the Design Review Board. Staff found the concept of a 3,000 square foot office building compatible with surrounding uses and an appropriate use for the site.

APPLC. NO. P84-421

MEETING DATE March 14, 1985

CPC ITEM NO. 24

002863

The applicant has provided a letter from the Southside Park Neighborhood Committee, Exhibit A, which indicates acceptance of the proposed building. The residents are aware of the two-story revision to the original project and believe it will be harmonious with the neighborhood.

PROJECT EVALUATION: Staff has the following comments:

- A. The site is designated for residential and office uses in both the General Plan and the 1980 Central City Plan. The R-0 zoning is intended to judge the appropriateness of an office use at the site by approval of a special permit. The subject site is located in an area of the Central City characterized by a mixture of commercial and residential uses.

Residences are located east and south. A large commercial structure is located to the north, and a restaurant to the east. Thompson-Diggs is located northwest of the site. The request is compatible with surrounding land uses, zoning and applicable plans.

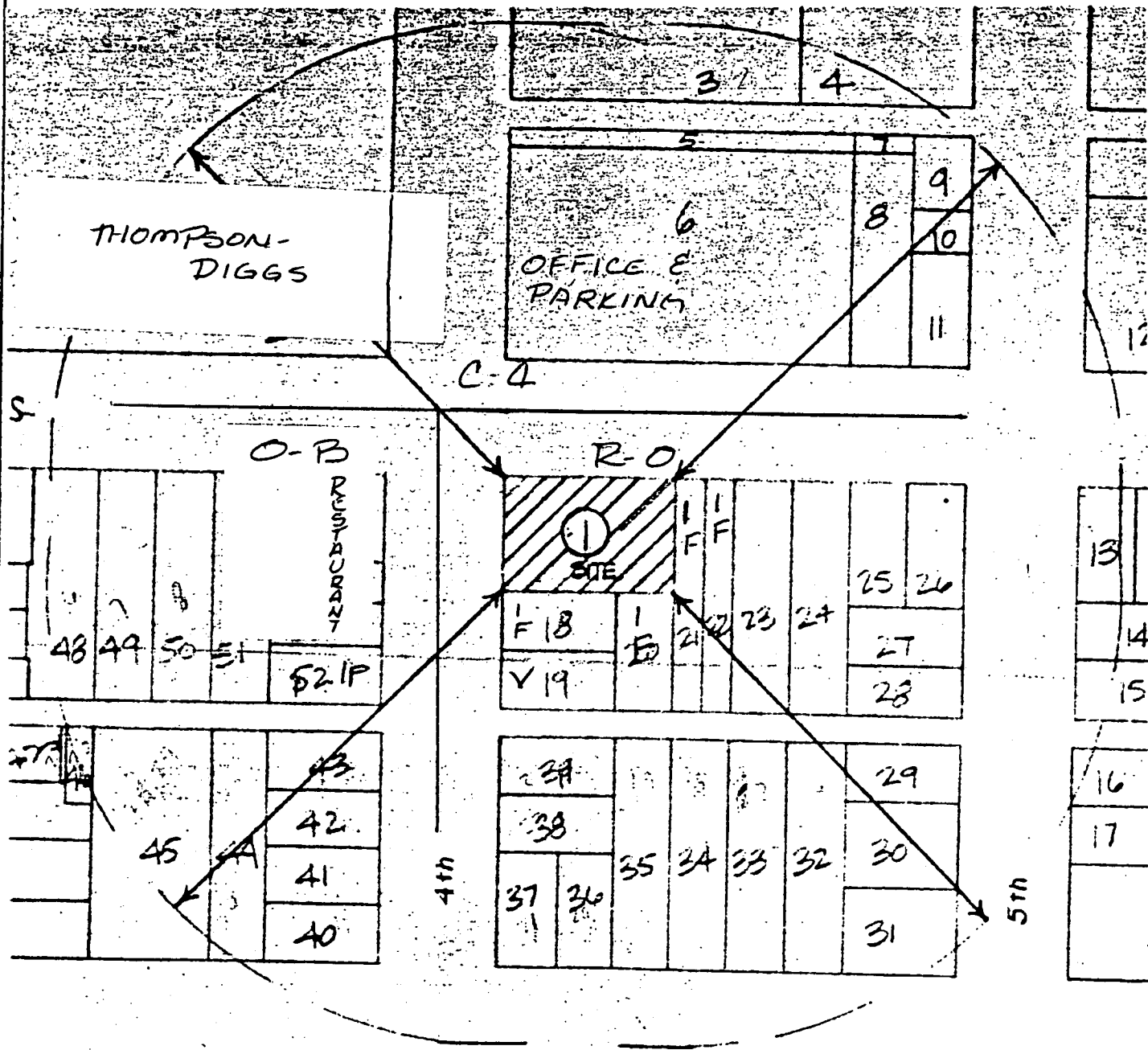
- B. The applicant is now requesting approval for the addition of a second story which will add approximately 2,600 square feet of office area and which will be developed over a three to five-year period. The total required parking is 13 spaces, and the applicant is providing 13 spaces for the Phase 2 addition. The Phase 2 structure will provide over 50 percent shading of the parking lot. Prior to construction of Phase 2, the Phase 1 landscaping plan is to be installed and maintained. Staff finds the concept of a 5,000 square foot office building compatible with surrounding uses and an appropriate use for the site. The applicant is working with the Design Review Board to further refine the final drawings for the entire structure. The Design Review Board will meet March 6, 1985 to review the plans for the two-story structure.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has determined it will not have a significant adverse impact on the environment.

RECOMMENDATION: Staff recommends the Commission approve the Modification to the Special Permit, based upon the following Findings of Fact:

Findings of Fact

1. The project is based upon sound principles of land use, in that:
 - a. it is located in an area of mixed commercial and residential uses;
 - b. adequate on-site parking is provided.
2. The project will not be hazardous to public health and safety or create a nuisance, in that the parking lot will be buffered from the adjacent residence by a six-foot masonry wall.
3. The project is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for office uses.
4. The project is compatible with the Zoning Ordinance which permits offices in the R-0 zone upon special permit approval.



VICINITY - LAND USE - ZONING

DESIGN REVIEW & PRESERVATION BOARD
927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bruce A. Monighan AIA, 3241 Folsom Blvd., Sacramento, Ca. 95825		
OWNER	Better Business Bureau of Sacramento, 1401 21st Street, Sacramento, Ca. 95814		
PLANS BY	Bruce A. Monighan AIA, 3241 Folsom Blvd., Sacramento, Ca. 95825		
FILING DATE	November 13, 1984	REPORT BY:	DH:jl
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	009-054-03

LOCATION: 1907 4th Street

PROPOSAL: The applicant proposes development of a two story office building to be constructed in two phases

PROJECT INFORMATION:

Existing Zoning of Site:	R-0
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Offices; C-4
South:	Multiple family; R-0
East:	Single family; R-0
West:	Restaurant; OB

Parking Required:	13
Parking Proposed:	13
Property Dimensions:	80' x 120'
Property Area:	9600 sq. ft.
Square Footage of Building:	5021 sq. ft. (Phase I: 2477, Phase II: 2544)
Exterior Building Colors:	Cream and Teal Green
Exterior Building Materials:	Stucco, glass, metal roof

BACKGROUND INFORMATION: The subject site is on the edge of the proposed Southside Preservation Area. Office and heavy commercial uses along the north side of S Street are in contrast to the residential character of the neighborhood.

The applicant has submitted to the City Planning Commission for a Special Permit for office use in an R-0 zone (P84-421). The hearing will be heard March 14, 1985. Although it is the division policy to take items to the City Planning Commission first before their review and action by the Design Review Board, in this case the application is being brought to the Board before the Planning Commission hearing at the request of the applicant and because the same entitlement was approved by the Planning Commission for a lesser amount of square footage on December 13, 1984. The project is now proposed to be built in two phases; first the one story structure and then within two to five years, a second floor would be added.

On December 5, 1984, the Board reviewed and commented on the initial office building design submitted by the applicant. The Board directed the applicant to design the building to satisfy the following criteria:

1. The building shall have materials compatible with those utilized on preservation structures.

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2. The height, scale and design of the building shall reflect that of the preservation area buildings through the proper use of mass, setback, roof line, material and color.

On December 13, 1984, the Planning Commission approved the Special Permit for the project as is necessary for office proposals in R-0 zones (P84-421).

The plans were then revised to increase the square footage from 3,000 to 5,021 sq. feet. The increase necessitated reconsideration by the Commission.

PROJECT EVALUATION: Staff has the following comments regarding the revised project proposal:

1. The one story Phase I design matches the one story development of residential uses to the east and is lower than the two story residences to the south. The 5 foot setback of the structure off of the southerly property line necessitates a parapet wall for compliance with the Building Code.

The two story height of the Phase II design will be in scale with the 2 story development to the south, but is higher than the single story residences to the east.

2. The proposal is for a modern design that reflects some design concepts of the earlier architectural styles found in some of the residences in the abutting neighborhood.

Because of the location of the project on the corner of the block and abutting the edge of the proposed preservation area, it should act as a good pivotal transition between the light industrial/commercial uses to the north and west and to the residential to the south and east.

3. The massing and volume of the Phase I design will understate the use of the site. The modified hip roof is similar in shape to that found on residential structures.

Although the scale of the Phase II structure will be greater than that of the buildings to the east, the two story design retains the architectural qualities of the Phase I single story proposal. Staff's only concern is with the expanse of the roof on the west elevation. Staff suggests either a gable or a hipped dormer with the same roof height and slope as that of the roof over the second floor office space be placed on the west facing roof.

4. Changes in the building code may be approved before the project is completed or before the Phase II portion has been started and may eliminate the south fire wall and parapet requirement, allowing a more compatible elevation.
5. The columns need to be well detailed. The finish material must be smooth surfaced with clean sharp edges on the flat surfaces and perfectly round surfaces on the columns.
6. The width of some planters in the parking can be increased. The 2 foot overhang of all except the handicap parking spaces can be incorporated into the abutting planter areas. This is staff's preference.

7. Both the Southside Neighborhood Association and the Sacramento Old City Association have expressed support for the project.
8. City Planning Commission staff is recommending approval of the Special Permit.

STAFF RECOMMENDATION: Staff recommends approval of the project with the following conditions:

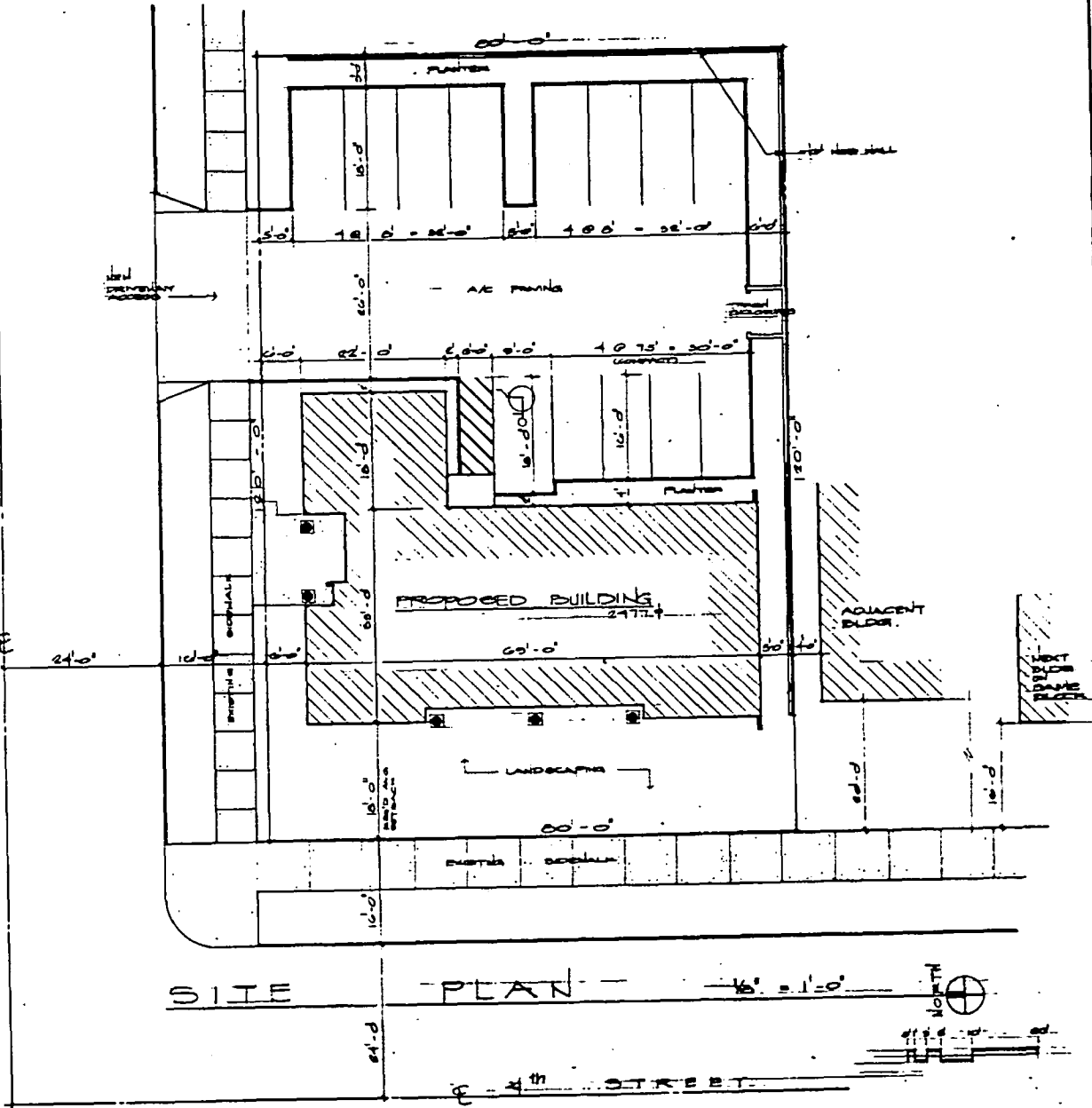
1. ~~A gable or hipped dormer to be placed on the Phase II western roof to answer staff concerns // Review and approval of the dormer to be by staff.~~
2. Any change in the south fire wall may be approved by staff.
3. Columns will have smooth surfaces and where an angle edge takes place, that edge will be straight and even.
4. Two feet of additional planting space will be used at the end of each parking space where it is applicable.
5. Final landscaping and irrigation plans will be reviewed and approved by staff.
6. All signage to be reviewed and approved by staff.
7. Trash storage area to have painted metal doors and walls to match main building in color and texture.
8. Bike storage will be provided as required by the zoning ordinance.

Approval is based on the following Findings of Fact:

1. The project, as conditioned, will blend into the neighborhood.
2. The project is at the edge of a preservation area and will act as a buffer between the office and heavy commercial to the north and west and the residential to the south and east.

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S' STREET



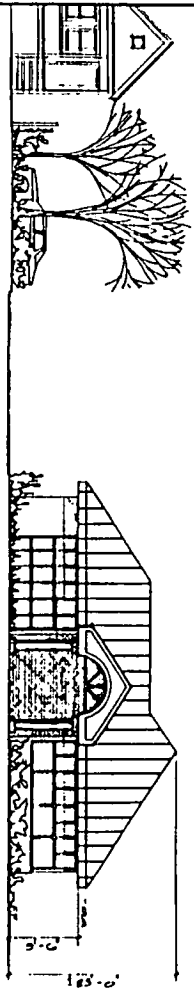
SITE PLAN

1/8" = 1'-0"

NORTH

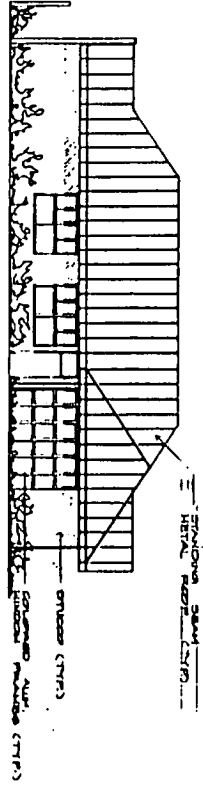
E 4th STREET

The BETTER BUSINESS BUREAU OF SACRAMENTO		BRUCE A. MONGHAN ARCHITECT	
4th & S Streets Sacramento, California		AA	
DATE: 11/18/88		PROJECT NO: 011-88	
SHEET NO: 25		TOTAL SHEETS: 10	



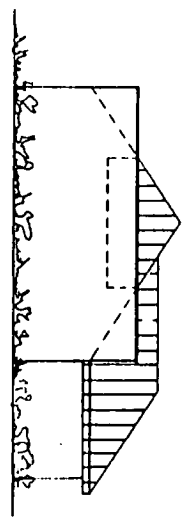
NORTH ELEVATION

1/8" = 1'-0"



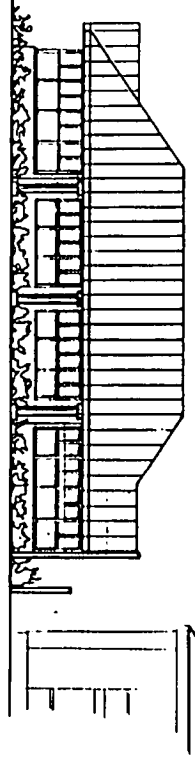
EAST ELEVATION

1/8" = 1'-0"



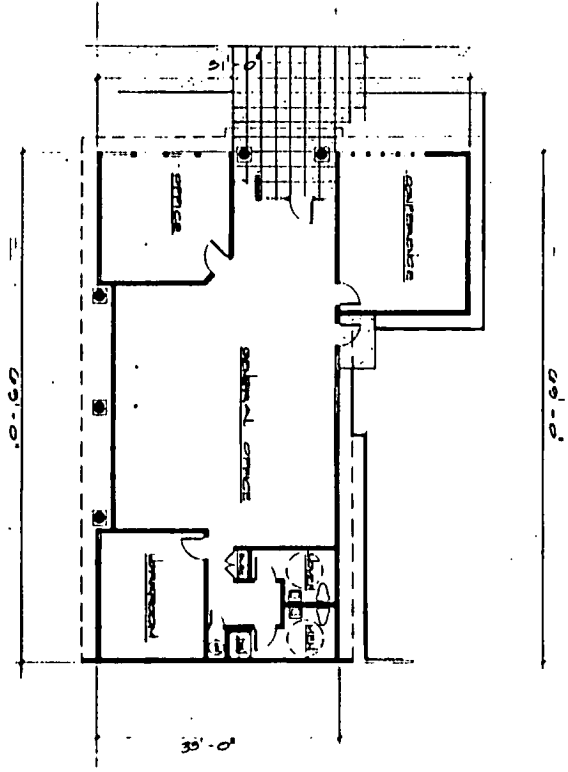
SOUTH ELEVATION
TO R.C.

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

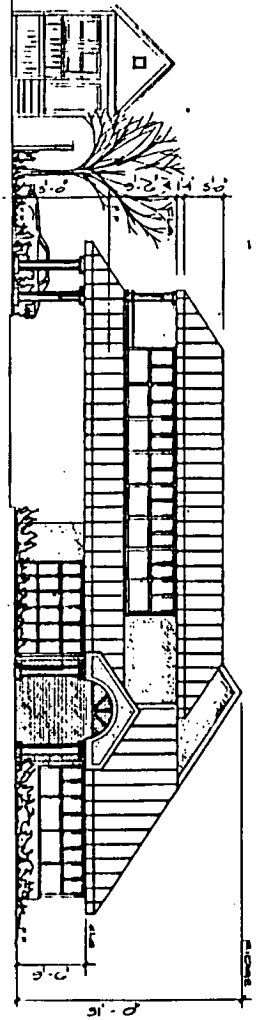


FLOOR PLAN

1/8" = 1'-0"

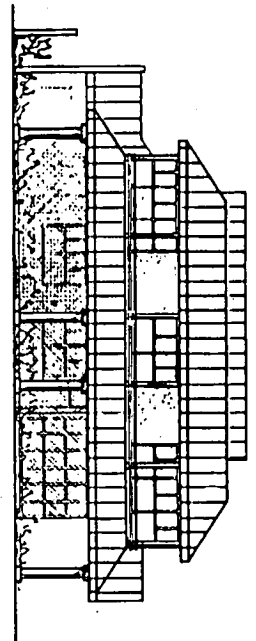


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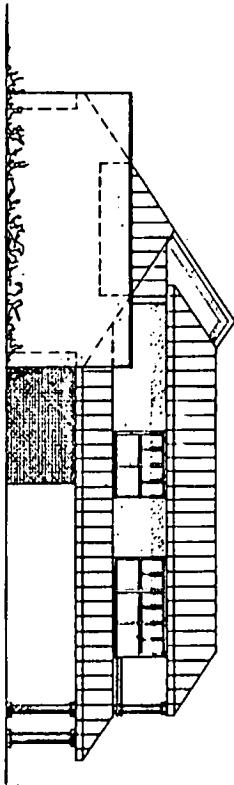
NORTH ELEVATION

3/8" = 1'-0"



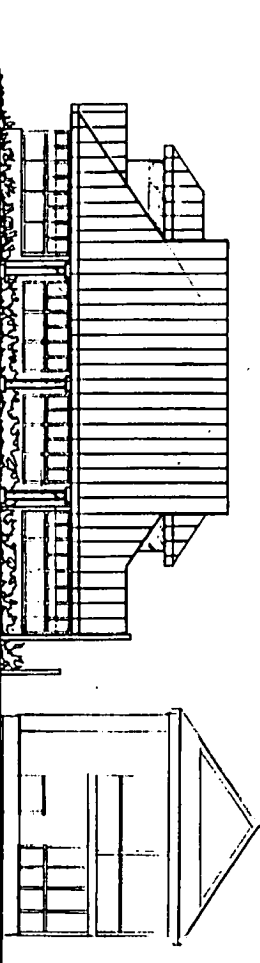
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



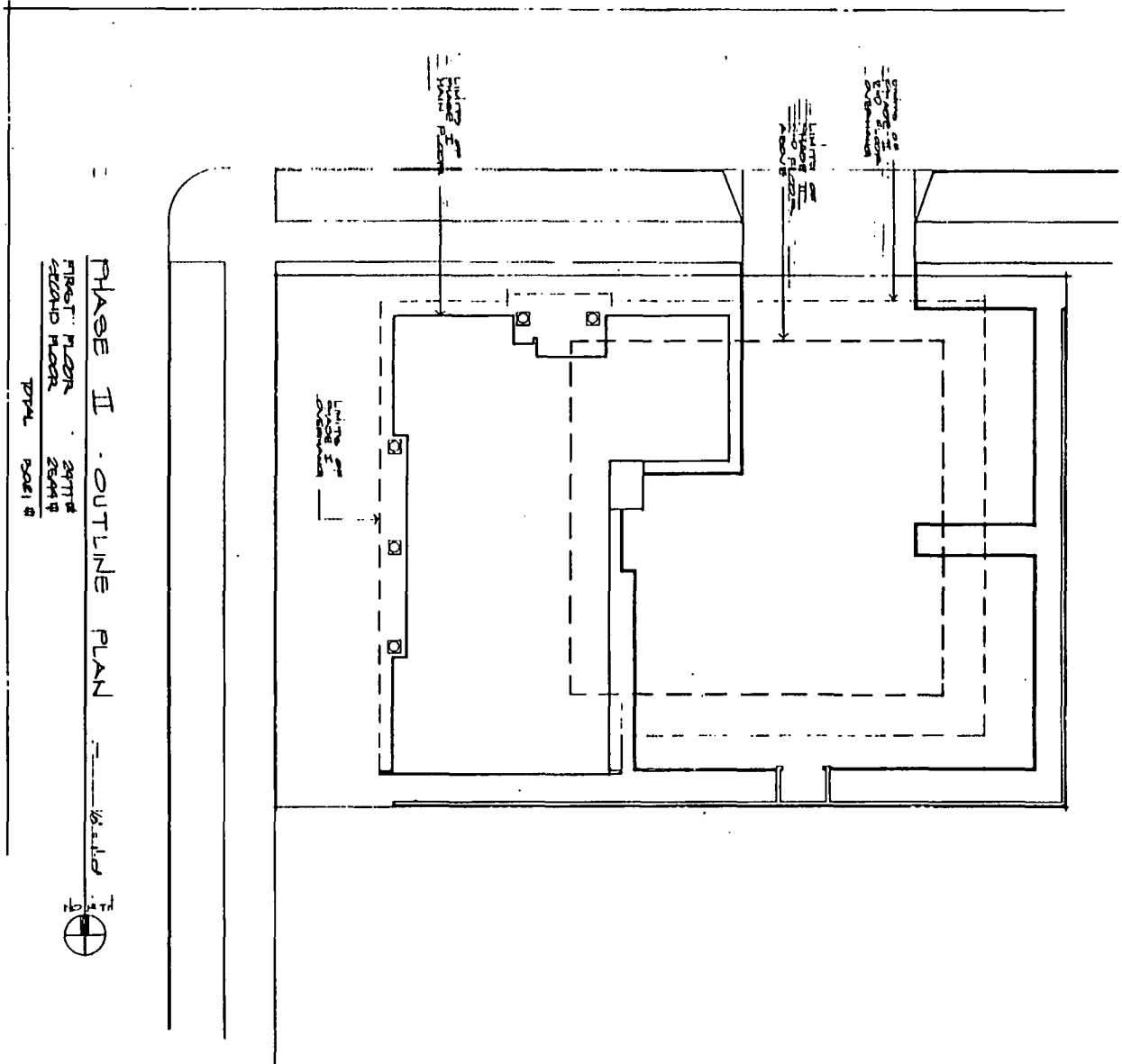
WEST ELEVATION

1/8" = 1'-0"

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PHASE II
SECOND FLOOR ADDITION

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PHASE II - OUTLINE PLAN

FIRST FLOOR	2977 sq ft
SECOND FLOOR	2641 sq ft
TOTAL	5618 sq ft



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CITY PLANNING COMMISSION

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OWNER	Better Business Bureau, 1401-21st Street, Ste. 305, Sacramento, CA 95814		
PLANS BY	Bruce Monighan, 3241 Folsom Boulevard, Sacramento, CA 95816		
FILING DATE	11-9-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15303(c)	EIR	ASSESSOR'S PCL. NO. 009-054-03

APPLICATION: A. Special Permit to establish an office in the Residential-Office (R-0) zone.
B. Variance to increase compact parking to 33% (WITHDRAWN)

LOCATION: 1907-4th Street

PROPOSAL: The applicant is requesting the necessary entitlement to establish a 3,000 square foot office in the R-0 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential-Office
1980 Central City Community Plan Designation:	Residential-Office
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Office; C-4
South:	Residence; R-0
East:	Residence; R-0
West:	Restaurant; OB

Parking Required:	8 spaces
Parking Provided:	8 spaces
Parking Ratio:	1:400 sq. ft.
Property Dimensions:	80' x 120'
Property Area:	9,600 sq. ft., .2± acre
Square Footage of Building:	3,000
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Blue and gray
Exterior Building Materials:	Ceramic tile, stucco, metal roof
Height of Structure:	20± feet

PROJECT EVALUATION: Staff has the following comments:

Land Use

A. The site is designated for residential and office uses in both the General Plan and the 1980 Central City Plan. The R-0 zoning is intended to judge the appropriateness of an office use at the site by approval of a special permit. The subject site is located in an area of the Central City characterized by a mixture of commercial and residential uses.

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Residences are located east and south. A large commercial structure is located to the north, and a restaurant to the east. Thompson-Diggs is located northwest of the site. The request is compatible with surrounding land uses, zoning and applicable plans.

- B. The applicant proposes a one-story, 3,000 square foot office building of blue and gray ceramic tile and gray trim. The project was presented at the December 5, 1984 Design Review Board meeting for review and comment; it will be heard by the Design Review Board at a future date. The Design Review Board staff has expressed concern with regard to the design of the structure in relationship to the adjacent residences. Staff finds the concept of a 3,000 square foot office building compatible with surrounding uses and an appropriate use for the site. The applicant is required to finalize the design with the Design Review Board.
- C. Staff is concerned that the applicant can adequately shade the parking area. Shading plans are submitted with building permit plans. Fifty percent parking lot shading must be demonstrated at the time of obtaining building permits. A six-foot masonry wall will be required along the south and east property lines to buffer the residential uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has determined it will not have a significant adverse impact on the environment.

RECOMMENDATION: Staff recommends the Commission approve the special permit, based upon the following Findings of Fact.

Findings of Fact

- 1. The project is based upon sound principles of land use, in that:
 - (a) it is located in an area of mixed commercial and residential uses;
 - (b) adequate on-site parking is provided.
- 2. The project will not be hazardous to public health and safety or create a nuisance, in that the parking lot will be buffered from the adjacent residence by a six-foot masonry wall.
- 3. The project is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for office uses.
- 4. The project is compatible with the Zoning Ordinance which permits offices in the R-0 zone upon special permit approval.

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