

STAFF REPORT AMENDED 9-27-84
CITY PLANNING COMMISSION

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

APPLICANT	D. Benvenuti Company, 3383 Arden Way, Sacramento		
OWNER	John Ranchoero, 601 University Avenue, Suite 183, Sacramento		
PLANS BY	Bud Goldberg, Architect		
FILING DATE	8/24/84	50 DAY CPC ACTION DATE	REPORT BY: GM:pb
NEGATIVE DEC	9/7/84	EIR	ASSESSOR'S PCL NO. 250-025-50,51,52,53

- APPLICATION:
- A. Negative Declaration
 - B. Schematic Plan Amendment to delete restaurant designation and add office designation
 - C. Amendment to PUD Guidelines to reduce 25' landscaped setback along a portion of Norwood Avenue to 12'
 - D. Special Permit to construct a 50,000 sq. ft. office structure
 - E. Lot Line Merger to create a lot totalling 4.3+ acres in the Light Industrial (M-1(S)) and General Commercial (C-2) zones

LOCATION: 3950 Research Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 50,000+ sq. ft. office building to house the Sacramento County Welfare and Health office.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1984 North Sacramento Community Plan Designation:	Labor Intensive Office, Commercial, Light Industrial
Existing Zoning of Site:	M-1(S) and C-2 (PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant (future warehouse/industrial building under construction) and M-1(S) and C-2 (PUD)
South:	Warehouse/office and M-1S (PUD)
East:	Vacant and HC
West:	Warehouse/office and M-1S (PUD)

Parking Required:	216 (1 space/225 sq. ft.)
Parking Provided:	277 (1 sp/175 sq. ft.)
Property Dimensions:	387' x 436'
Property Area:	4.3+ acres
Square Footage of Building:	48,600 sq. ft.
Height of structure:	20'/one story
Significant Features of Site:	Located in Norwood Tech PUD
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Texcoat brown grey
Exterior Building Materials:	Texcoat and glass

001262

APPLICANT'S PROPOSAL: The applicant proposes to construct a one-story, 48,600+ sq. ft. office building to provide a new facility for the Sacramento County Welfare and Health Department. Three existing County Welfare and Health offices will be consolidated into the new facility. The office will employ approximately 110 employees.

The subject site was selected for the new office based on its central location in the North Sacramento Community and good access to the site from the surrounding area.

PROJECT EVALUATION: The major issues relate to compatibility with the Norwood Tech Business Park PUD Plan, building design and materials, and landscaping and signage.

A. Land Use Compatibility

The subject site consists of a 4.3 acre parcel located at the northwest corner of Norwood and Harris Avenues. The PUD schematic plan designates the site for office commercial and restaurant uses. The applicant is requesting an amendment to the PUD schematic plan to change a portion of the site designated for commercial/restaurant use to an office designation.

The recently adopted North Sacramento Community Plan designates the PUD for labor intensive office, commercial, and light industrial use.

The applicant indicates that the new welfare and health office will be staffed by approximately 110 employees. One consideration for selecting this site by the County is to provide a pleasant, safe and secure environment for its employees.

Although the proposed use is not the type of use intended for a light-industrial business park, staff supports the requested amendment to the PUD given that the facility is labor intensive and will provide a needed service to the surrounding community.

B. Building Design and Materials

The applicant proposes to construct a one-story, 48,600 sq. ft. office building using tilt up concrete panels with tex-coat finish and flat concrete roof tiles. The staffs major concern is related to the flat uninterrupted facade of the building and its incompatibility with adjacent buildings in the PUD.

Several of the new industrial buildings in the area use similar tilt-up concrete panels but incorporate pattern, texture and reveal lines into the facade. The staff met with the applicant to discuss proposed design modifications.

The applicant has agreed to redesign the building to address these concerns. A new design using pre-cast concrete panels with exposed aggregate texture, strong vertical fluted pattern, horizontal color band, and recessed window walls to break up the flat facade was proposed as an alternative design. The proposed redesign will be more compatible with the newer, better designed office/industrial buildings in the business park.

The applicant shall submit revised elevation plan of the proposed office building for the review and approval of the Planning Director prior to issuance of building permit.

C. Landscape Plan

The site plan proposes a perimeter landscape strip which vary in width from 26' to 32'. The PUD guidelines require a minimum landscape setback of 25 ft.

The landscape setback at the northeast corner of the subject site proposes a 12 ft. landscape setback from Norwood Avenue property line. This portion of the parcel was reduced in size when the I-80/Norwood off-ramp was constructed. The applicant is proposing to compensate for this reduction by increasing the width of the landscape setback along the south half of the site from 25' to 32'. The applicant has requested an amendment to the PUD Guidelines to allow the proposed landscape plan. Staff has no objection to this request.

The staff suggests that the parking stall depth be reduced from 17', as proposed, to 16' with the difference placed in the landscape median strip.

The revised landscape plan shall also include a minimum 4' wide perimeter landscape strip between the building wall and sidewalk.

The staff requests that the landscape setback areas adjacent to the public streets and around the perimeter of the building between the building wall and sidewalk be intensively planted with a combination of deciduous and evergreen trees, ranging in size from 24" box specimen and 15 gallon trees.

A revised final site plan incorporating the above changes shall be submitted to the Planning Director for review and approval prior to issuance of building permit.

D. Signage

The applicant's plans propose painted letters above the door entrances to indentify the building tenant. Painted letters is not permitted under the PUD Guidelines. Staff suggests that a higher quality signage program be developed for the subject project which is compatible with the PUD Guidelines. Staff recommends that a revised detail signage program be submitted to the Planning Director prior to issuance of building permit.

E. Lot Line Merger

The applicant proposes to merge four parcels to allow development of the subject project. The plans were reviewed by the offices of City Engineering, Traffic, and Building Inspections. There were no comments regarding the proposed lot line merger.

F. The Del Paso Heights Project Area Committee has reviewed and approved the proposal in concept. The PAC, however, has not reviewed the project in detail and therefore request that prior to approval of building plans that detailed plans be reviewed by PAC.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Schematic Plan Amendment;
- C. Approval of the Special Permit, subject to conditions and based on the Findings of Fact which follow;
- D. Approval of the PUD Guidelines to reduce the 25' landscape setback from 25' to 12' for portion of lot 3.
- E. Approval of the lot line merger by adopting the attached Resolution;

Conditions - Special Permit

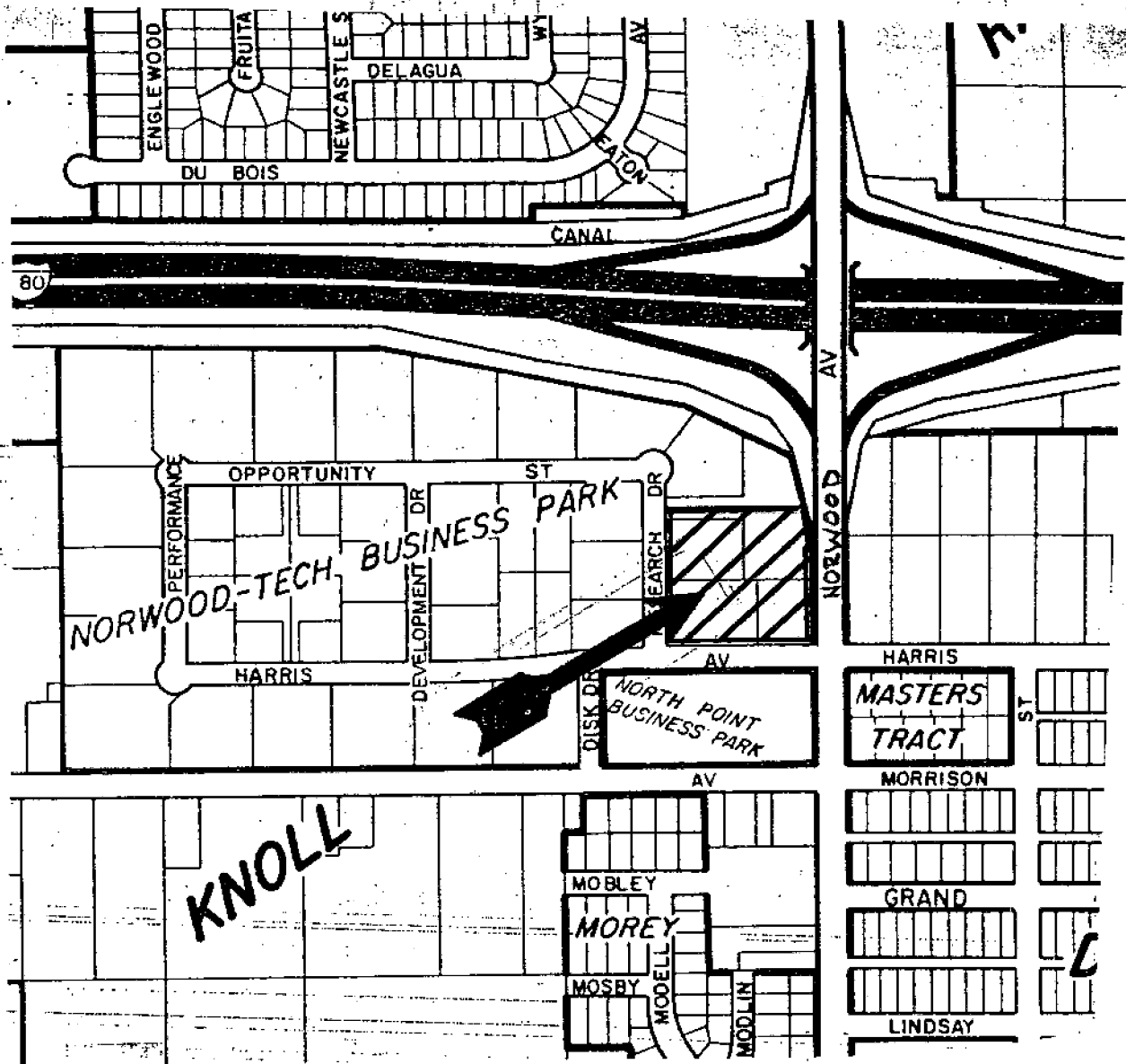
- 1. The applicant shall submit a revised building and site plan to the Planning Director for review and approval prior to issuance of building permit which incorporates the following modifications:
 - a. The facade of the building shall be exposed aggregate panels with sections incorporating deep vertical fluting. Door entrance areas and sections of window walls shall be recessed sufficiently to provide visual break-up of the flat surface plane. ~~A parapet wall shall be constructed to screen any roof top mechanical equipment.~~ (CPC amended)
The height of the ^{mansard roof} ~~parapet wall~~ shall be sufficient to screen any roof top mechanical equipment. (CPC amended)
 - b. All landscape setback areas adjoining the public streets shall be a minimum width of 25 ft. except for a portion of lot 3.
 - c. Parking stall depth shall be reduced to 16 ft. with the difference placed in the landscape median strip.
 - d. A four foot wide building perimeter landscape strip shall be installed between the building wall and sidewalk.
 - e. A minimum 75% of all landscaped setback areas shall be planted with lawn with a combination of deciduous and evergreen trees (24" box specimen and 15 gallon trees) planted in the setback areas.
 - f. Bicycle locker facilities for a minimum 15 bicycles, of which 8 shall be Class I, facilities shall be located on the final site or building plan. If the locker facilities are located outdoors, an effective screening wall with security gate shall be constructed of materials compatible to the main buildings.

2. The trash enclosure facility shall be constructed as follows:
 - a. 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.
 - b. 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.
 - c. The trash enclosure facility shall be designed to allow walk-in access without having to open the main enclosure gates.
 - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
 - e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - f. The enclosures shall be adequate in capacity, number, and distribution.
3. The applicant shall submit a revised signage program pursuant to the PUD Guidelines to the Planning Director for review and approval prior to issuance of building permit.
4. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the design of the building and landscaping is compatible with other buildings in the PUD.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate off-street parking is provided.
3. The project is compatible with the 1984 North Sacramento Community Plan which designates the site for labor intensive land use.
4. The project conforms to the development guidelines of the Norwood Tech Planned Unit Development.

001266



001268

VICINITY MAP

P84-327

September 27, 1984

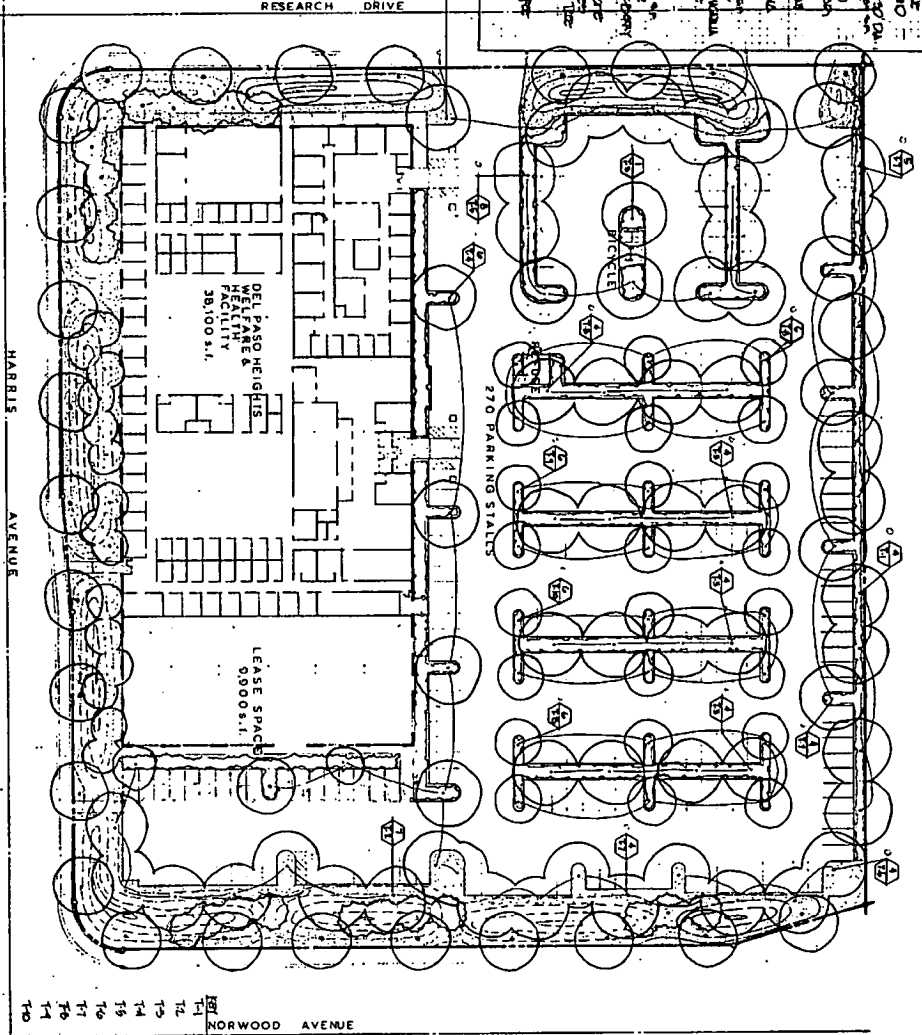
Item 41

LANDSCAPE PLANS

15

001272

SITE PLAN



LEGEND

Symbol	Description
Circle with dot	COUNTY TREE
Circle with horizontal lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with vertical lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with diagonal lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with wavy lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with cross-hatch	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with concentric circles	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with solid fill	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with dotted fill	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with sparse dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with medium dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with dense dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with very dense dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with no fill	PLANT CALIFORNIA: CALIF. REDWOOD

FEET	INCHES	SEMI-FOOT	METERS
1/2	12	6"	1.524
1	24	12"	3.048
1 1/2	36	18"	4.572
2	48	24"	6.096
2 1/2	60	30"	7.620
3	72	36"	9.144
3 1/2	84	42"	10.668
4	96	48"	12.192
4 1/2	108	54"	13.716
5	120	60"	15.240



Scale of drawing: 1/4" = 1'-0"

Sheet title: DEL PASO HEIGHTS WELFARE & HEALTH

LEGEND

Symbol	Description
Circle with dot	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with horizontal lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with vertical lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with diagonal lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with wavy lines	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with cross-hatch	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with concentric circles	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with solid fill	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with dotted fill	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with sparse dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with medium dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with dense dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with very dense dots	PLANT CALIFORNIA: CALIF. REDWOOD
Circle with no fill	PLANT CALIFORNIA: CALIF. REDWOOD

R

RUDY VADAO ASSOC.
 1115 S. STREET
 SACRAMENTO, CALIF. 95841
 LANDSCAPE ARCHITECT

<p>3</p> <p>SHEET NO.</p> <p>of 3 sheets</p>	<p>Revisions</p>	<p>D. BENVENUTI CO. architect</p> <p>COMMERCIAL • INDUSTRIAL BUILDERS</p> <p>3383 Arden Way</p> <p>Sacramento, Ca. 95825</p> <p>(916) 485-7999</p>	<p>owner/client</p> <p>DEL PASO HEIGHTS</p> <p>WELFARE & HEALTH</p>	<p>BUD Goldberg architect</p> <p>1115 S. STREET</p> <p>SACRAMENTO, CALIF. 95841</p> <p>LANDSCAPE ARCHITECT</p>	<p>DATE</p> <p>Aug 24, 1984</p>
	<p>SMALLER DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ENLARGED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.</p>				

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NORTH

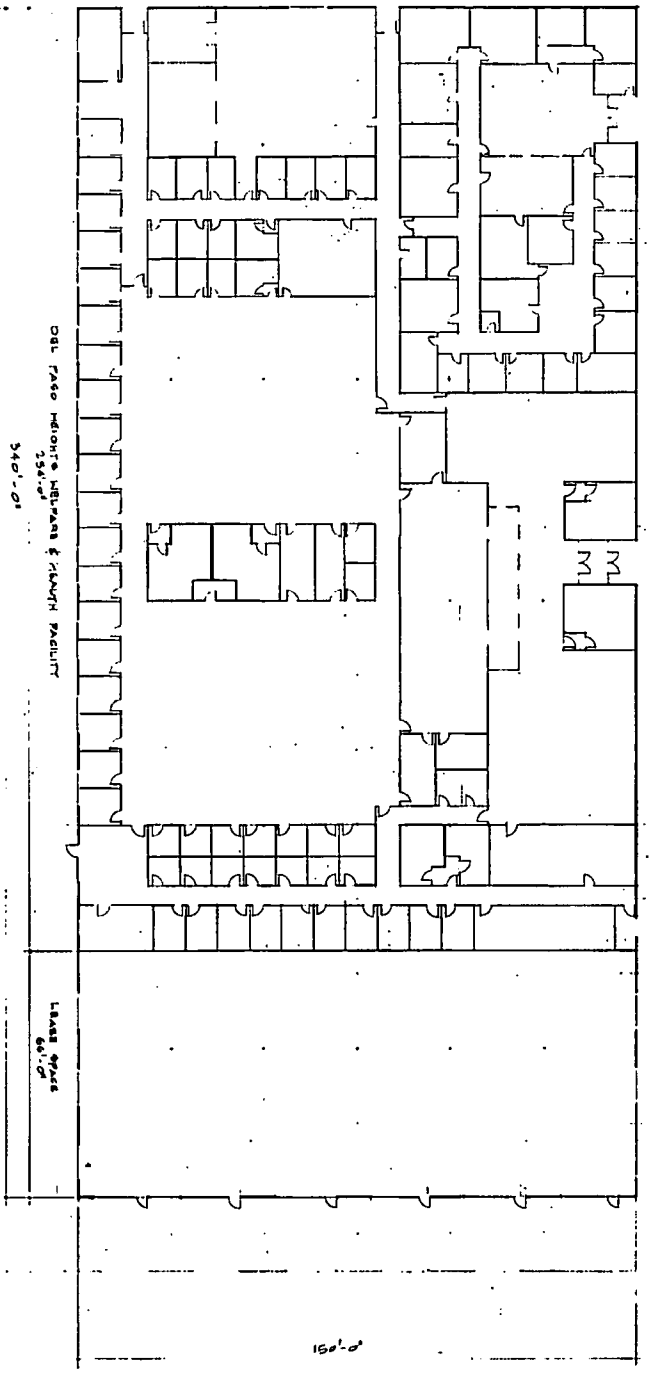
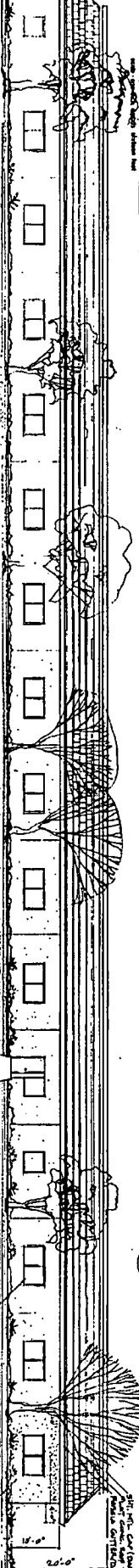
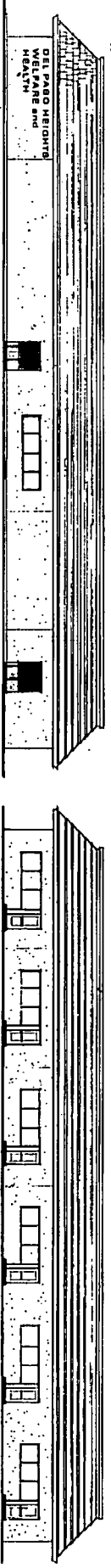
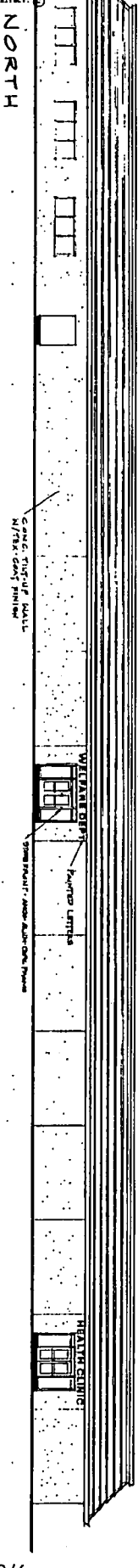
WEST

SOUTH ELEVATION

FLOOR PLAN

EAST

001273



P84-327

16

ELEVATIONS

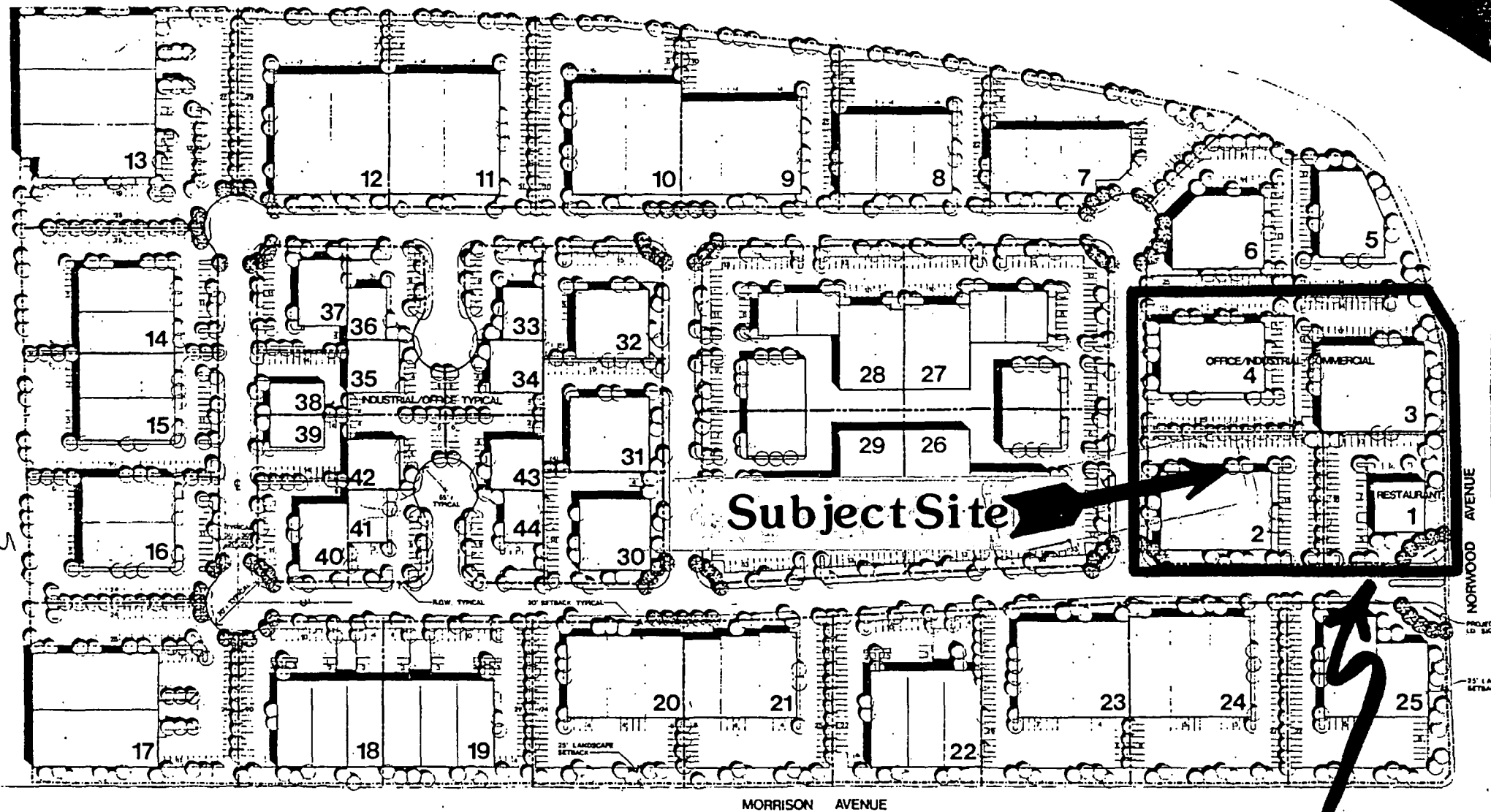
D. BENVENUTI CO. architect
 COMMERCIAL • INDUSTRIAL BUILDERS
 3383 Arden Way
 Sacramento, Ca. 95825

owner/client
DEL PASO HEIGHTS WELFARE
 A HEALTH FACILITY

BUD architect
GOLDBERG 1984

SHEET 2 of 3 sheets

Revisions



P.U.D. SCHEMATIC PLAN AMENDMENT FROM RESTAURANT TO OFFICE

NORWOOD TECH BUSINESS PARK

SACRAMENTO, CA.

DEVELOPER: HATHAWAY / CHAMBERLAIN - BANCHERO

001263

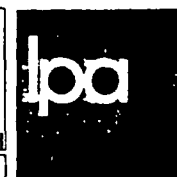
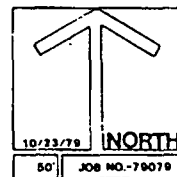


EXHIBIT A-1

LOT LINE ADJUSTMENT LOTS 1, 3 & 4, MORWOOD-TOUCH-BUENOS PARKS - 147 B.L. 15

CITY OF SACRAMENTO

CALIFORNIA

AUGUST, 1984

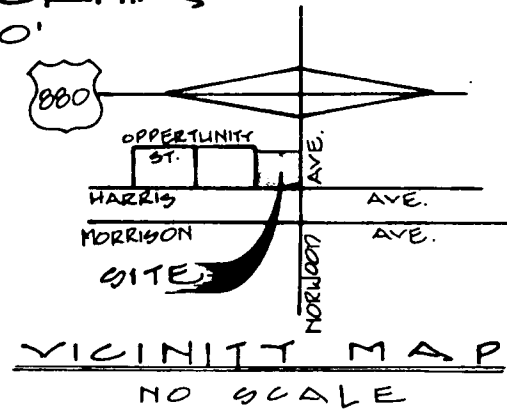
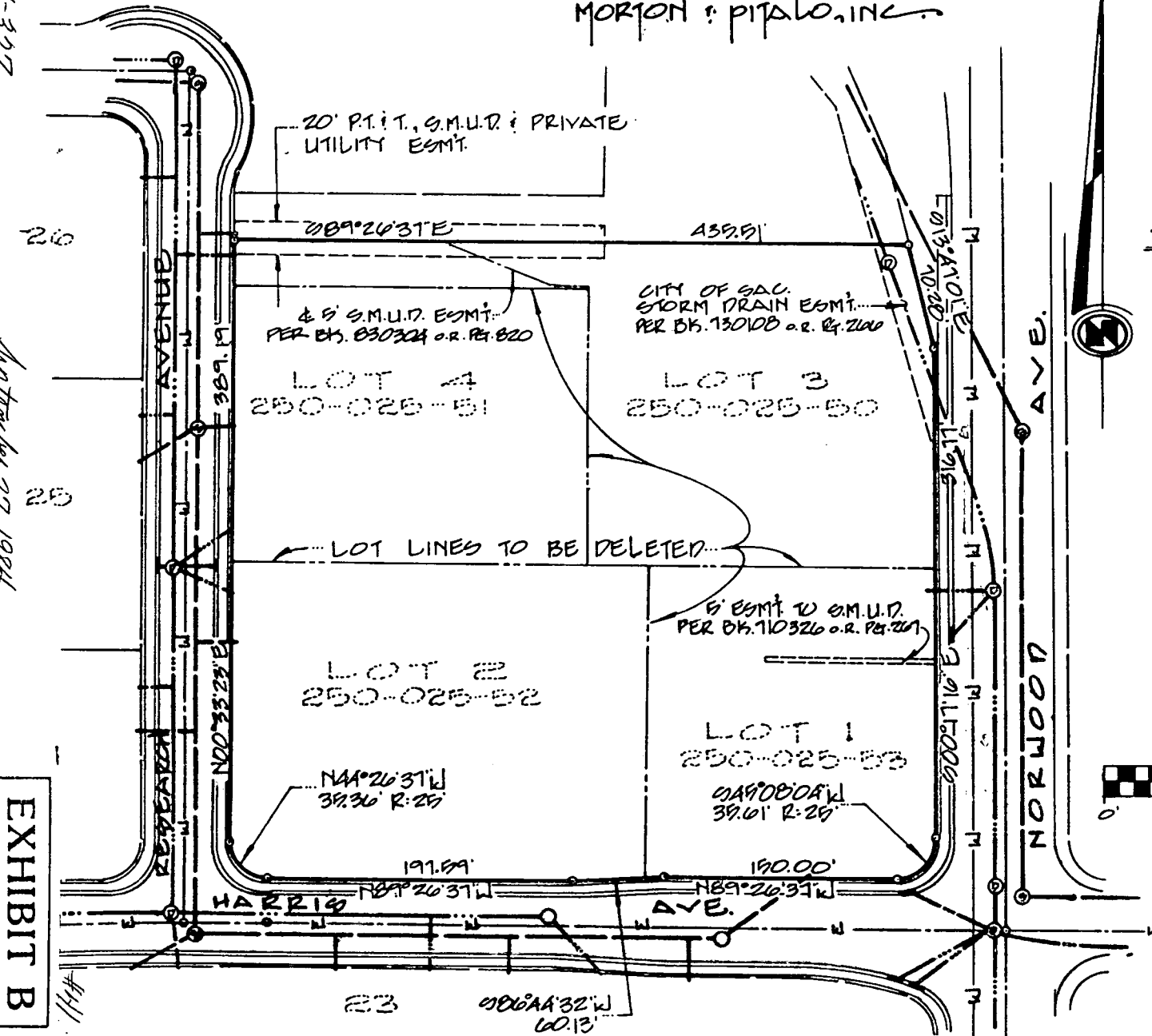
SCALE 1"=100'

MORTON & PITALO, INC.

P84-327

Accepted 27, 1984

12



001270

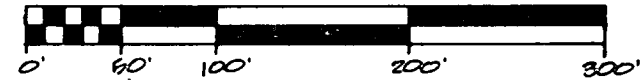


EXHIBIT B

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING