

AMENDED BY CPC 5-23-91
AMENDED BY STAFF 5-9-91
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	LPA, Inc. 1215 G Street Sacto. CA. 95814				
OWNER	North Sacto. Land Co. 400 Slobe Ave. Sacto. CA. 95815				
PLANS BY	LPA, Inc. 1215 G Street Sacto. CA. 95814				
FILING DATE	7-12-90	ENVIR. DET.	Neg. Dec.	REPORT BY	bw
ASSESSOR'S PCL. NO.	275-0260-017; 275-0260-024				

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to subdivide two vacant parcels totaling 28± acres into four parcels in the Light Industrial-Labor Intensive Parkway Corridor (M-1{LI}{PC}) zone.
 - C. Special Permit to exceed the 25 percent maximum allowed square feet of office to construct a 100% office use consisting of 68,086 sq.ft. on 6.75± acres in the M-1(LI)(PC) zone.
 - D. Variance to exceed the maximum allowed building width from 250 feet to 285 feet for the proposed office building.

LOCATION: South of Hwy. 160 between Canterbury & Royal Oaks Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three story 68,086 sq.ft 100% office building on one of the four newly created lots.

PROJECT INFORMATION:

General Plan Designation:	Industrial-Employee Intensive
1984 North Sacramento Community Plan Designation:	Labor Intensive
Existing Zoning of Site:	M-1(LI)(PC)
Existing Land Use of Site:	vacant

Surrounding Land Use and Zoning:

North:	Hwy 160 & Radisson Hotel; TC & C-2(LI)
South:	Parkway Corridor; ARP-F
East:	Radisson Hotel & Light Industrial Uses; M-1(LI)(PC) & C-2(LI)
West:	Light Industrial & Offices; M-1(LI)

Parking Required:	170 spaces (1:400 office)
Parking Provided:	272 spaces

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Property Dimensions:	Irregular
Property Area:	Tentative Map 28.1± acres
	Office Building 6.75± acres
Building Square Footage:	68,086 sq.ft.
Height of Building:	49.5' (3 story)
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided
Exterior Building Material:	Concrete/Glass
Roof Materials:	Built-up
Exterior Building Colors:	Off-White, Beige & Green

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 17, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant parcels on 28.1± acres in the Light Industrial-Labor Intensive Parkway Corridor M-1(LI)(PC) zone. The General Plan designates the site for Industrial-Employee Intensive and the 1984 North Sacramento Community Plan designates the site for Labor Intensive. Portions of the subject site fall within the American River Parkway Corridor "PC" designation. The "PC" designation denotes that the subject site is within the American River Parkway Corridor; and special development regulations are required to reduce potential impacts which may impact the maintenance of the American River as a natural resource (Section 24 of the Zoning Ordinance).

Surrounding land uses are: Hwy 160 & the Radisson Hotel to the north, zoned TC & C-2(LI); Parkway Corridor to the south, zoned ARP-F; Radisson Hotel & Light Industrial Uses to the east, zoned M-1(LI)(PC) & C-2(LI); and Light Industrial & Offices to the west, zoned M-1(LI).

B. Applicant's Proposal

The applicant is proposing to construct a three story, 68,086 square foot office building with a total of 272 surface parking spaces on the subject site. A Special Permit is required to exceed the maximum (25%) office square footage allowed in the M-1(LI) zone. The applicant is also requesting a Tentative Map to subdivide two vacant parcels into four and develop the office building on Parcel 3 (see Exhibit). Lastly, a Variance is requested to exceed the 250 maximum building width required to be visible from the American River Parkway Corridor reference line. The proposed hours of operation for the office use are 8:00 a.m. to 6:00 p.m., and the use anticipates a total of 681 employees.

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C. Tentative Map

The submitted site plan indicates four newly created lots with sizes ranging from 2.0± acres to 16.84± acres. Slobe Avenue currently provides frontage to Parcels 1 and 2 as indicated on the site plan. The site plan also indicates the abandonment of the existing Canterbury Road, south of Slobe Avenue and adjacent to the Radisson Hotel. The applicant will be required to abandon Canterbury Road prior to final map recordation. Canterbury Road will be relocated and replaced with a new road aligned with the existing Canterbury Road overpass. The new road will be a cul-de-sac which will provide access to the newly created parcels and will eventually link up with future parcels to the east of the subject site (see Exhibit A). Staff feels that the proposed tentative map is compatible with the surrounding subdivisions in the area.

D. Special Permit

1. Site Plan Design

The submitted site plan indicates that a new 68,086 square foot office building will be located on a 6.75± acre lot identified as Parcel 3 on Exhibit A. Access to the subject site will be from the new Canterbury Road. A 25 foot landscape setback is indicated along the cul-de-sac to the east and between the parking area and the future right-of-way. A proposed bike path is located to the west of the new cul-de-sac and the future right-of-way.

A conceptual landscape plan has been submitted. The submitted plan indicates trees along the new street alignment and along the perimeters of the designated parking areas. It is recommended that a landscape and irrigation plan be submitted to staff for review and approval prior to issuance of building permits. All paved and parking areas shall comply with the 50 percent shading requirement.

No trash enclosures are indicated on the site plan. Any trash enclosures provided on the site shall comply with the City's Trash Enclosure Ordinance. A monument sign is proposed on the subject site to be located at the end of the cul-de-sac. The proposed monument sign shall not exceed 6 feet in height and shall be placed farther than ten (10) feet from the public right-of-way. The proposed monument sign shall be reviewed and approved by the Planning Director prior to issuance of sign permits. Any attached signage shall comply with the City's Sign Ordinance and the American River Parkway Corridor Section 24 of the Zoning Ordinance.

2. Building Design/Use

The proposed building materials consist of concrete tilt-up with clear anodized aluminum windows. The building height is 49'-9"

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feet with three floors. Building area on the three floors will be 22,000 square feet on the first floor and 23,043 square feet on the 2nd and 3rd floors. Exterior building colors are off-white and green glass. All satellite and mechanical equipment shall be attractively screened. Staff supports the overall building design and finds it to be in scale and complimentary to the surrounding structures.

The proposed office square footage will exceed the 25 percent office use allowed in the M-1 zone. Staff finds the 100 percent office use proposed to be compatible with the adjacent and nearby properties. There are surrounding uses located in the M-1 zone that have been approved for 100 percent office. These uses in addition to the proposed use are people intensive uses. The proposed use is, therefore, consistent with the intent of the General Plan to encourage employee intensive uses. Staff has, in the past, recommended approval of office uses in industrial zones exceeding the 25 percent office in the area since mixed uses are encouraged and the use would not significantly impact the level of service for the existing street system.

E. Parking

The submitted site plan indicates a total of two hundred and seventy two (272) surface parking spaces. Only 170 parking spaces are required for the proposed 100 percent office use. Staff is not opposed to the additional parking spaces proposed on the subject site since the remaining surrounding lots will be built out and parking may eventually be shared by the future uses. Nineteen bicycle locker facilities are proposed on the subject site. Implementation of a Transportation Management Plan (TMP) will be required prior to issuance of building permits. Trip reduction measures such as transit passes, carpool/vanpool and showers and lockers on the site may be required.

F. Variance

As previously mentioned, the applicant is requesting a Variance to exceed the maximum allowed 250 feet "visible width" of building from the reference line. A total of 285 feet of building width will be visible from the reference line. Staff finds that the additional 35 feet of building width, visible from the reference line, will not be a visible distraction along the view corridor. The proposed building materials, colors and architectural design visible from the reference line will not conflict with the intent of maintaining the view of the American River Parkway Corridor. Staff is, therefore, not opposed to the applicant's Variance request.

G. Agency Comments

The project has been reviewed by the City's Traffic Engineering, Engineering, Building Inspections, TSM Coordinator, City Police, City Community Services and Sacramento Regional Transit. The following comments were received:

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Engineering

1. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
2. Applicant shall comply with the Transportation System Management Plan to the satisfaction of the Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment; therefore a Negative Declaration has been filed with the following mitigation measures:

- a. Prior to any development on, or further subdivision of, Parcel 4 as described in the proposed tentative map, the applicant shall submit evidence of approval by the USFWS of a permit and conservation plan pursuant to Section 10(a) of the Endangered Species Act of 1973, as amended.
- b. The applicant has agreed to the following measures as conditions of the tentative map:
 - a condition that the extension of Lathrop Lane (between the proposed office site and Commerce Circle) must be improved to the design criteria and satisfaction of the City Public Works Department prior to, or concurrent with, the issuance of a building permit for the office portion of the project;
 - a condition on the tentative map that no additional development or further subdivision beyond that which may be approved as part of this current request until the applicant (or successor in interest) has submitted a Master Plan and related Circulation Plan, satisfactory to the City's Directors of Planning and of Public Works. In particular, the circulation plan shall address east-west access in and around the project site; show connections with the proposed Exposition Center extension; indicate access and circulation between the Radisson Hotel Property and Parcel 4 of the proposed tentative map; and, indicate bicycle connections.
- c. Provide a secondary route to the Commerce Circle area by improving the connection between Commerce Circle and the proposed office project site. An existing Irrevocable Offer to Dedicate is recorded on the subject site indicating the location of such a connection.
- d. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction on the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, is necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

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RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council;
- C. Approve the Special Permit to exceed the 25 percent office allowed to develop a 68,086 square foot office building, subject to conditions and based on findings of fact which follow; and
- D. Approve the Variance to exceed the maximum allowed building width from 250 feet to 285 feet subject to conditions and based on findings of fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Standard improvements required. Construct, Canterbury Road to a 58' street and Slobe Avenue to a 29' half street;
2. Soils testing by a registered engineer for street design will be required;
3. Dedicate R/W along Slobe Avenue to 29' half street;
4. Reconstruct the intersection of Slobe Avenue and Canterbury Road to City standards and the satisfaction of the Traffic Engineer. Eliminate the island shown in Canterbury Road.
5. Provide an off street bike trail connection to the American River Bike Trail in accordance with the Sacramento Bikeway Masterplan (1977);
6. Sewer, water and drain study required. A 12" water main extension may be required offsite;
7. Provide a driveway at the east end of Canterbury Road into the parking lot or provide a standard cul-de-sac;
8. Provide access easement to City pump station to the satisfaction of Flood Control and Sewer Division;
9. Abandon existing Canterbury Road south of Slobe Avenue. This requires approvals from owners of APN: 275-260-32. Temporary access shall be retained to the pump station between time of abandonment of Canterbury Road and recordation of new Canterbury Road and access easement;

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10. Abandon or relinquish I.O.D. between Canterbury Road being abandoned and proposed Canterbury Road;
11. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
12. Design connection between Canterbury Road and Lathrop Way within existing I.O.D. to a 58' right-of-way. Crossing of existing canal shall satisfy clearance requirements of Flood Control and Sewer Division. Construction of connection may be deferred until further development or subdivision of Parcel 4;
13. Proposed driveway to parcel three shall match or be a minimum 120 feet offset from the future connection to Commerce Circle and Lathrop Way;
14. Proposed driveway to parcel three shall be located and designed to have adequate line of sight distance for a vehicle in the driveway to the vehicle approaching in the cross street to the satisfaction of the City Traffic Engineer;
15. Note: A tree plan identifying all trees on the site shall be submitted to the Tree Services Division for review and approval prior to final map recordation;
16. Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways; and
17. Provide pedestrian and bicycle access to the American River bike Trail; provide showers and lockers, secure bicycle parking. Provide preferential parking for bicycles, van pools and car pools.

Mandatory Mitigation Measures:

- a. Prior to any development on, or further subdivision of, Parcel 4 as described in the proposed tentative map, the applicant shall submit evidence of approval by the USFWS of a permit and conservation plan pursuant to Section 10(a) of the Endangered Species Act of 1973, as amended.
- b. The applicant has agreed to the following measures as conditions of the tentative map:
 - a condition that the extension of Lathrop Lane (between the proposed office site and Commerce Circle) must be improved to the

design criteria and satisfaction of the City Public Works Department prior to, or concurrent with, the issuance of a building permit for the office portion of the project;

- a condition on the tentative map that no additional development or further subdivision beyond that which may be approved as part of this current request until the applicant (or successor in interest) has submitted a Master Plan and related Circulation Plan, satisfactory to the City's Directors of Planning and of Public Works. In particular, the circulation plan shall address east-west access in and around the project site; show connections with the proposed Exposition Center extension; indicate access and circulation between the Radisson Hotel Property and Parcel 4 of the proposed tentative map; and, indicate bicycle connections.
- c. Provide a secondary route to the Commerce Circle area by improving the connection between Commerce Circle and the proposed office project site. An existing Irrevocable Offer to Dedicate is recorded on the subject site indicating the location of such a connection.
- d. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction on the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, is necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Conditions - Special Permit

1. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
2. Applicant shall comply with the Transportation System Management Plan to the satisfaction of the Traffic Engineer.
3. The applicant shall submit a landscape and irrigation plan for staff's review and approval prior to issuance of building permits.
4. Any proposed trash enclosure shall comply with the City's Trash Enclosure Ordinance.
5. Provide TSM plan to the satisfaction of the Traffic Engineering Department.
6. All satellite and mechanical equipment shall be attractively screened.

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7. All paved and parking areas shall comply with the 50 percent shading requirement.
8. The proposed monument sign shall not exceed 6 feet in height and shall be placed further than ten (10) feet from the public right-of-way. The proposed monument sign shall be reviewed and approved by the Planning Director prior to issuance of sign permits. Any attached signage shall comply with the City's Sign Ordinance and the American River Parkway Corridor Section 24 of the Zoning Ordinance.
9. The applicant shall abandon Canterbury Road prior to final map recordation.
- ~~10. The proposed project shall be limited to a total of 170 parking spaces provided that if a user(s) require additional parking spaces the property owner may obtain from the Planning Director a Special Permit Modification to allow up to a maximum of 34 (20%) additional parking spaces. The applicant shall demonstrate to City staff a substantial need to provide additional parking on the subject site (Amended by Staff).~~
10. The proposed project shall be limited to a maximum parking ratio of 3.5 spaces per 1000 gross square feet (Amended by CPC).
11. A revised site plan shall be submitted to City staff indicating the ~~102~~ parking spaces to be eliminated. Parking in the vacant area shall be inaccessible and prohibited (Amended by Staff).

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. the proposed office use is compatible with the surrounding office and light industrial uses in the area; and
 - b. adequate parking, setbacks and landscaping will be provided;
2. The project will not be detrimental to the public safety nor to neighboring properties in the vicinity in that:
 - a. adequate on site parking and access to the lots will be provided;
 - b. the proposed 100 percent office use will not significantly increase the traffic in the area; and
 - c. there are existing 100 percent office uses located in industrial zones in the immediate area.
3. Granting the Variance will not be injurious to the general public or surrounding properties in that:

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- a. the additional building width, visible from the reference line, will not be a visible distraction along the view corridor; and
 - b. the proposed building materials, colors and architectural design visible from the reference line will not conflict with the intent of maintaining the view of the American River Parkway Corridor viewshed.
4. The project is consistent with the City's General Plan and 1984 North Sacramento Community Plan which designates the site for Industrial-Employee Intensive and the proposed office increase is encouraged under this designation.

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City Planning Commission
Sacramento, California

Members in Session

Subject: A. Mitigation Monitoring Plan

 B. One Year Time Extension for a Variance to exceed the maximum allowed building width from 250 feet to 285 feet for a proposed office building on 4.6± vacant acres in the Light Industrial - Labor Intensive Parkway Corridor (M-1{LI}{PC}) zone.

Location: So. of Hwy 160 between Canterbury Road & Royale Oaks Road

SUMMARY:

On May 23, 1991 the City Planning Commission recommended approval of a Tentative Map to subdivide 28± acres into four lots, and approved a Special Permit to exceed the 25 percent maximum allowed square footage of office on 4.6± acres in the M-1 zone and a Variance to exceed the maximum allowed building width from 250 feet to 285 feet for an office building. On July 2, 1991, the City Council approved a Tentative Map to subdivide the subject site totaling 28± vacant acres into four lots for future office development. The Tentative Map and Special Permit entitlements are effective for a two year period from the date of approval. At the time of approval, May 23, 1991, the Variance was good for a one year period. The applicant, is therefore, requesting a one year time extension for the Variance prior to the expiration date. With this extension request, the Variance will expire on May 23, 1993.

BACKGROUND:

The subject property consists of 4.6± vacant acres and is zoned Light Industrial - Labor Intensive Parkway Corridor (M-1{LI}{PC}). As previously mentioned, the applicant is requesting a time extension of the Variance to exceed the maximum allowed 250 feet of "visible building width" from the reference line along the American River Parkway Corridor. A total of 285 feet of building width will be visible from the reference line. Staff finds the additional 35 feet of building width, visible from the reference line, will not be a visible distraction along the view corridor. The proposed building materials, colors and architectural design visible from the reference line will not conflict with the intent of maintaining the view of the American River Parkway Corridor.

The Zoning Ordinance permits a one year time extension for a Variance if building permits have not been obtained. Therefore, the Variance will expire on May 23, 1993. No additional time extensions will be allowed. If building permits have not been obtained by May 23, 1994, a new Variance application will be required prior to obtaining building permits.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)). A Mitigation Monitoring Plan has been prepared by the Environmental Services Division.

RECOMMENDATION: Staff recommends the following actions:

- A. Adopt the attached Mitigation Monitoring Plan.
- B. Recommend approval of the Time Extension for a Variance to exceed the maximum allowed building width from 250 feet to 285 feet for a proposed office building on 4.6+ vacant acres in the Light Industrial - Labor Intensive Parkway Corridor (M-1{LI}{PC}) zone.

Conditions - Variance

The applicant shall comply with the original approved conditions of the Variance, Special Permit and Tentative Map in the attached staff report (P90-318).

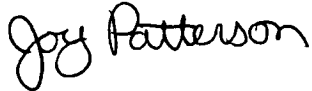
Findings of Fact

1. Granting the Variance extension will not constitute a special privilege extended to an individual property owner in that any individual property owner facing similar circumstances would be granted a Variance.
2. Granting the Variance extension will not constitute a use Variance in that office uses are allowed in the Light Industrial Labor Intensive Parkway Corridor (M-1{LI}{PC}) zone.
3. Granting the Variance will not be injurious to the general public or surrounding properties in that:
 - a. the additional building width, visible from the reference line, will not be a visible distraction along view corridor; and
 - b. the proposed building materials, colors and architectural design visible from the reference line will not conflict with the intent of

maintaining the view of the American River Parkway
Corridor viewshed.

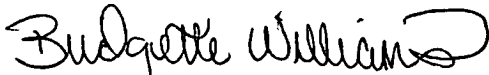
4. Granting the Variance Extension is consistent with the
General Plan and the 1984 North Sacramento Community Plan
which designates the site for light industrial.

Respectfully submitted,



Joy Patterson
Senior Planner

Report Prepared by,



Bridgette Williams
Associate Planner