

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>County of Sacramento, 609 9th Street, Sacramento, California 95814</u>		
OWNER <u>County of Sacramento, 700 H Street, Sacramento, California 95814</u>		
PLANS BY <u>Fhrlich-Rominger, 2277 Fair Oaks Boulevard, Suite 305, Sacramento, California 95825</u>		
FILING DATE <u>April 14, 1993</u>	ENVIR DET <u>n/a</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>015-0041-014</u>		

**APPLICATION:** 65402 Review of General Plan Consistency for the County Coroner and Crime Lab Building totaling 82,000 square feet on 4.9 $\pm$  acres in the Office Building (OB) zone.

**LOCATION:** Southeast corner of Broadway and 49th Street  
(Council District 5)

**PROPOSAL:** The applicant is requesting the necessary entitlements in order to construct an 82,000 square foot building for the County Coroner and Crime Lab Building.

**PROJECT INFORMATION:**

General Plan Designation:	Regional Commercial & Offices
Existing Zoning of Site:	OB
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office; OB-R	Front:	25'	86'
South: Single Family; R-1	Side(East):	5'	100'
East: Vacant; OB	Side(West):	5'	124'
West: DMV Building; OB	Rear:	15'	119'

Property Dimensions:	545' x 395'
Property Area:	4.9 $\pm$ acres
Parking Required:	205 spaces
Parking Provided:	110 spaces
Square Footage of Building:	82,000 square feet
Height of Building:	2 stories, 35' to plate line
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Glass Fiber Reinforced Concrete
Roof Materials:	Built-up

APPLC.NO. P93-076

MEETING DATE June 10, 1993

ITEM NO. 9

**BACKGROUND INFORMATION:** On July 28, 1988, the Planning Commission, and on September 13, 1988, the City Council approved a General Plan Amendment of the subject site from Public/Quasi-Public-Miscellaneous to Regional Commercial and Offices (P88-235). Also included was a rezone from Standard Single Family (R-1) to Office Building (OB) and a tentative map to subdivide the parcel into two parcels, and a special permit to develop two 101,300 square foot office buildings. The office buildings have never been constructed, and the map has recently been recorded. Another tentative map has been submitted to subdivide the other portion of the site again into two parcels (P91-061). This results in three parcels on the 13.29± acres. This fast track tentative map has been approved by City Council. Additionally, a plan review (P91-106) was approved by the Planning Commission on September 26, 1991, to construct a 107,817 square foot office building on the parcel located furthest to the east. A plan review (P91-156) was approved by the Planning Commission for the parcel located furthest west on December 12, 1991. It included the construction of a 28,885 square foot office building for the Department of Motor Vehicles. The current application is for the parcel in the center.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.9± vacant acres in the Office Building (OB) zone. The General Plan designates the site Regional Commercial & Offices. The surrounding land use and zoning includes office, zoned OB-R, to the north; single family residential, zoned R-1, to the south; vacant land, zoned OB, to the east; and the DMV building, zoned OB, to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 82,000 square foot office building on the parcel to serve the County Coroner and County Laboratory of Forensic Services. The Coroner Division is mandated by state law to inquire into and determine the circumstances, manner, and cause of all deaths in the County which are: violent, sudden, or unusual; unattended or not attended by a physician in the twenty days prior to death; related to or following known or suspected self-induced or criminal abortion; known or suspected homicide, suicide, or accident; due to certain contagious diseases; and apparent natural deaths in which the attending physician is unable to attest to the cause of death. To this end, the Coroner employs an investigative staff of sworn peace officers, a medical staff or forensically trained pathologists, clerical support staff, pathology support staff, body transportation staff, and utilizes the services of toxicologists, histologists, neuropathologists, radiologists, forensic odontologists, forensic anthropologists, and other professional consultants as needed. The Coroner's Office is open during normal business hours, but the investigative staff works twenty-four hours a day, seven days a week. Autopsies are conducted every day, weekends and holidays included. Bodies may be transported to the facility at any hour of the day or night as required. Approximately one-third of the deaths investigated by the Coroner are transported to the Coroner facilities for autopsy.

The Crime Laboratory assist law enforcement, prosecutors, and the courts by utilizing advanced scientific techniques to provide accurate identification and evaluation of physical evidence. The Crime Lab analyzes evidence obtained by various police agencies and uses it, through the

District Attorney, to prosecute criminal cases. The Lab is used only during normal working hours. The quantities of seized evidence is small; only enough material is stored at the Lab to perform the necessary testing.

C. Staff Analysis

Section 65402(a) of the California Government Code requires that the City Planning Commission determine whether the proposed construction of an office building is consistent with the City's General Plan. Staff has reviewed the proposed project and determined that the proposed office building is consistent with the General Plan which designates the site for Regional Commercial & Offices. The proposed County Coroner and Crime Lab is consistent with the designation. Development of the proposed office project would utilize a site that has remained vacant for years in the East Broadway community and would also offer employment opportunities to community residents. The project is consistent with the following General Plan policy:

It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents (General Plan, Section 1-32).

The only area of concern regarding the proposed project is the parking ratio. A typical office development in this vicinity requires one parking space for every 400 square feet of building area (205 spaces). The number of parking spaces provided on the site is only 110, only half of what is required. Staff has discussed this with the applicant and found the proposed number of parking stalls to be adequate to serve the development. The building is not a typical office building, but contains a great deal of lab and storage space. The building contains approximately 17,300 square feet of administrative office space, and 64,700 square feet of lab and storage area. The 17,300 square feet of office, at a ratio of one space for every 400 square feet requires 43 parking spaces. The remaining space, at a ratio of one space for every 1000 square feet, requires 65 parking spaces. This totals 108 which is less than the 110 spaces provided, therefore, adequate parking is provided on site.

D. Agency Comments

The proposed project was reviewed by the Transportation Division, Engineering Development Services Division, Utility Department, Building Inspections, Fire Department, the Stockton Boulevard Business Improvement Association, Elmhurst Neighborhood Association, Med Center Neighborhood Association. The following comments have been received:

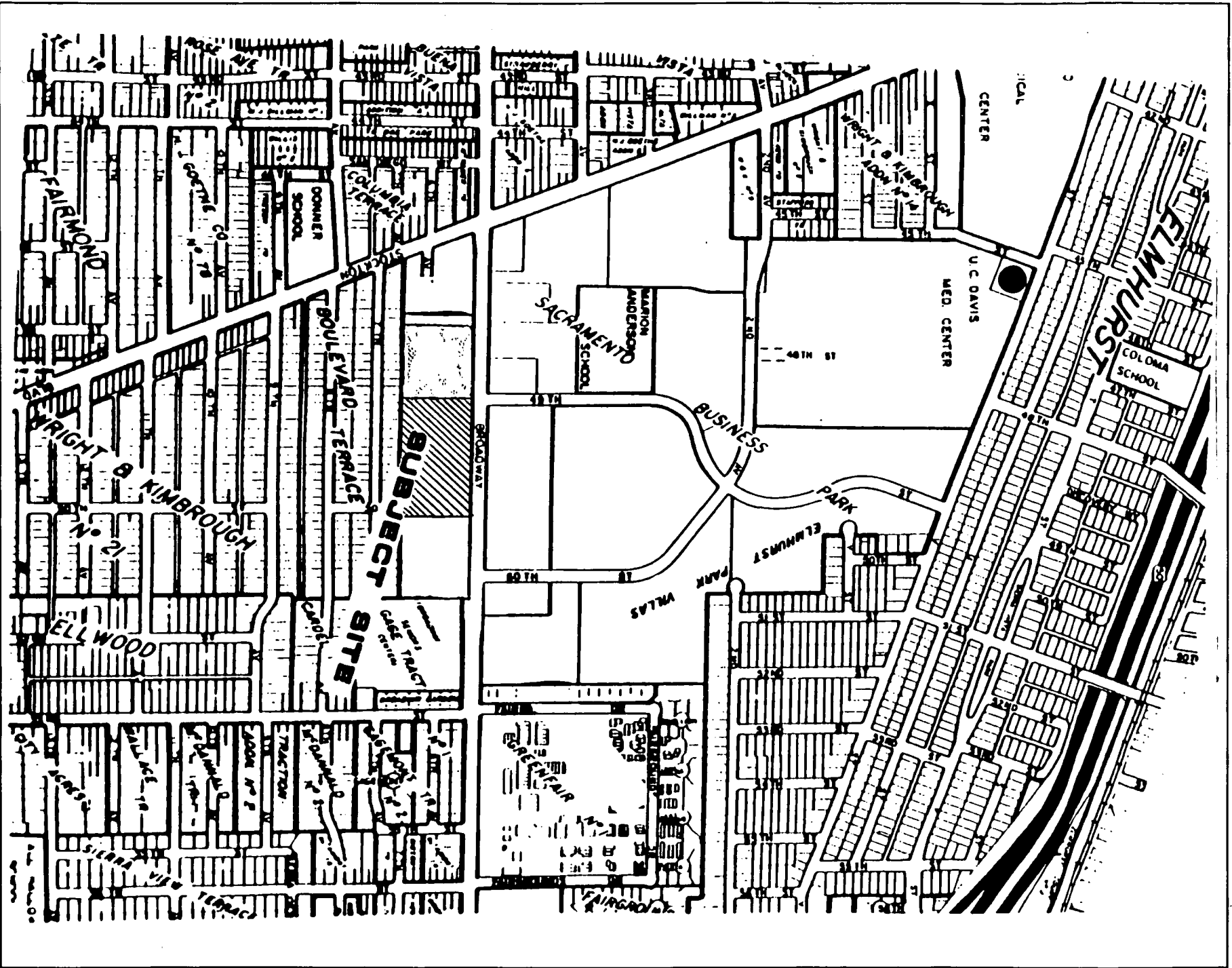
Utility Department

1. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system. The storm water runoff and sanitary sewer discharge may require a mitigation plan which may include on-site storage with retention and/or detention.

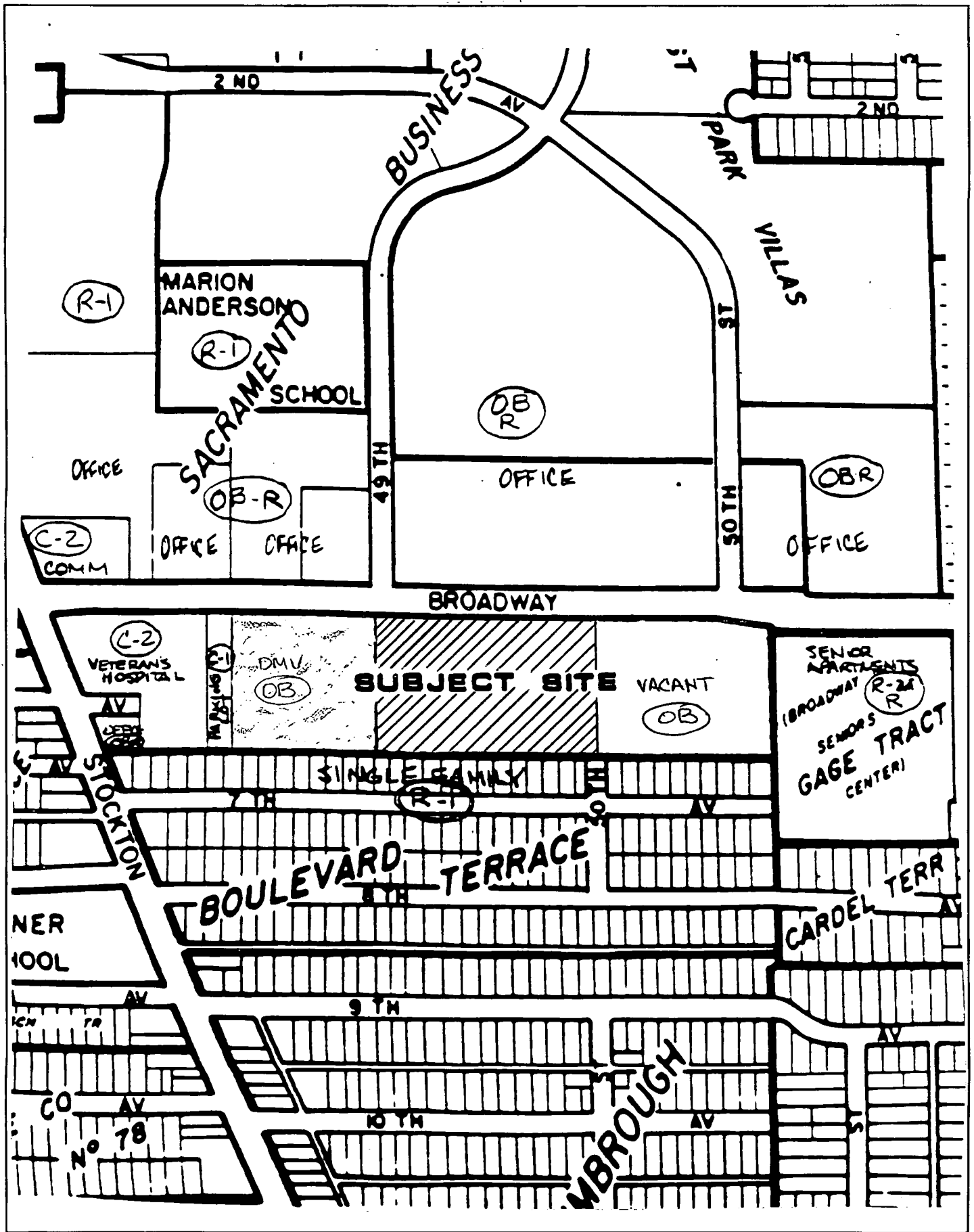
2. On site grading, paving and drainage shall be reviewed and approved by the Department of Public Works and the Department of Utilities prior to the issuance of Buidlings Permits.
3. All water service connections shall comply with the City of Sacramento's Cross Connection Control Policy.
4. If a groundwater discharge permit may be required to the satisfaction of the Department of Utilities .

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator for the County of Sacramento has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration (Control Number 92-PWE-0308) has been prepared.

**RECOMMENDATION:** Staff recommends the Planning Commission find the construction of the office building consistent with the General Plan as required by Section 65402 of the Government Code.



VICINITY MAP



**LAND USE & ZONING MAP**

P93-076

DMV ENTRANCE  
June 10, 1993

Mem #9

DATE PLOTTED: 03/01/93 10:27

**EHRlich · ROMINGER**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
2277 FAIR OAKS BOULEVARD SUITE 305  
SACRAMENTO, CALIFORNIA 95825  
(916) 920-1400 FAX: (916) 920-8109

**R/G** REGISTERED ARCHITECTS  
REGISTERED PLANNERS

**PARKING DATA**

WORK PARKING	
STANDARD	13
HANDICAP	2
TOTAL	15
DRIVE LANE EMPLOYEE PARKING	
STANDARD	18
COMPACT	3
HANDICAP	2
TOTAL	23
CORNER EMPLOYEE PARKING	
STANDARD	28
COMPACT	18
HANDICAP	2
TOTAL	48
SERVICE YARD	
STANDARD	2
COMPACT	2
TOTAL	4
SITE AGGREGATE	
STANDARD	62
COMPACT	42
HANDICAP	6
TOTAL	110

**LEGEND**

- PATTERNED COB (LIGHT GREY)
- CONCRETE PAV (LIGHT GREY)
- PATTERNED COB (DARK AGENT)
- DETECTABLE W/ (LIGHT GREY)
- PAINTED ACCESS
- EXPANSION JOINT
- NUMBER OF PA
- RETAINED PAV

**GENERAL NOTES**

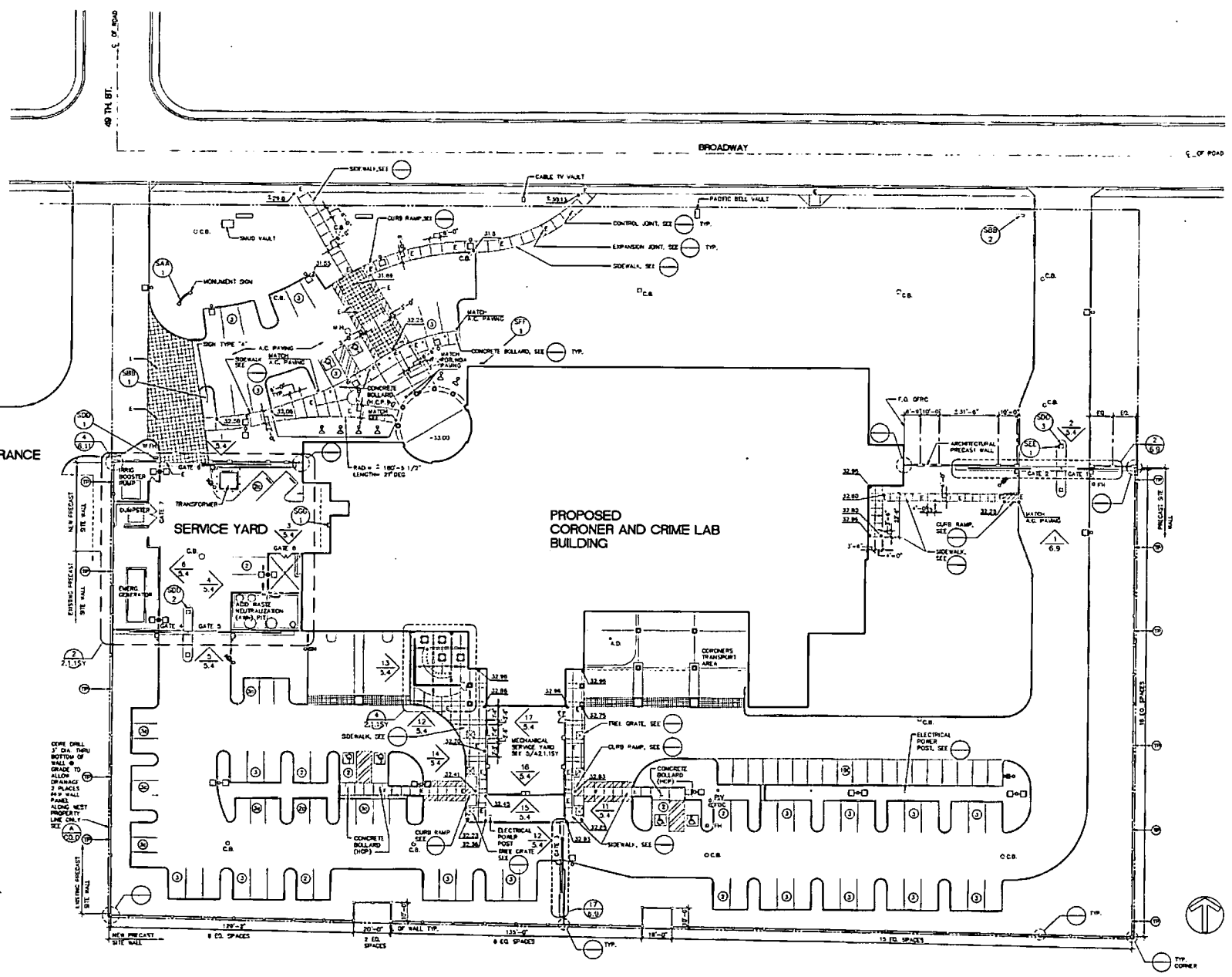
1. SEE GENERAL NOTES D
2. PRECAST SITE WALL SH OTHER CONSTRUCTION

NO.	DESCRIPTION	DATE

PROJECT: \_\_\_\_\_  
 COUNTY OF SACRAMENTO  
**CORNER & CRIME LAB BUILDING**  
 CONTRACT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

DATE: \_\_\_\_\_  
 SCALE: 1" = 20'-0"  
 0 10 20 30 40  
 ALL

**EXHIBIT - A  
SITE PLAN**



**PROPOSED  
CORNER AND CRIME LAB  
BUILDING**



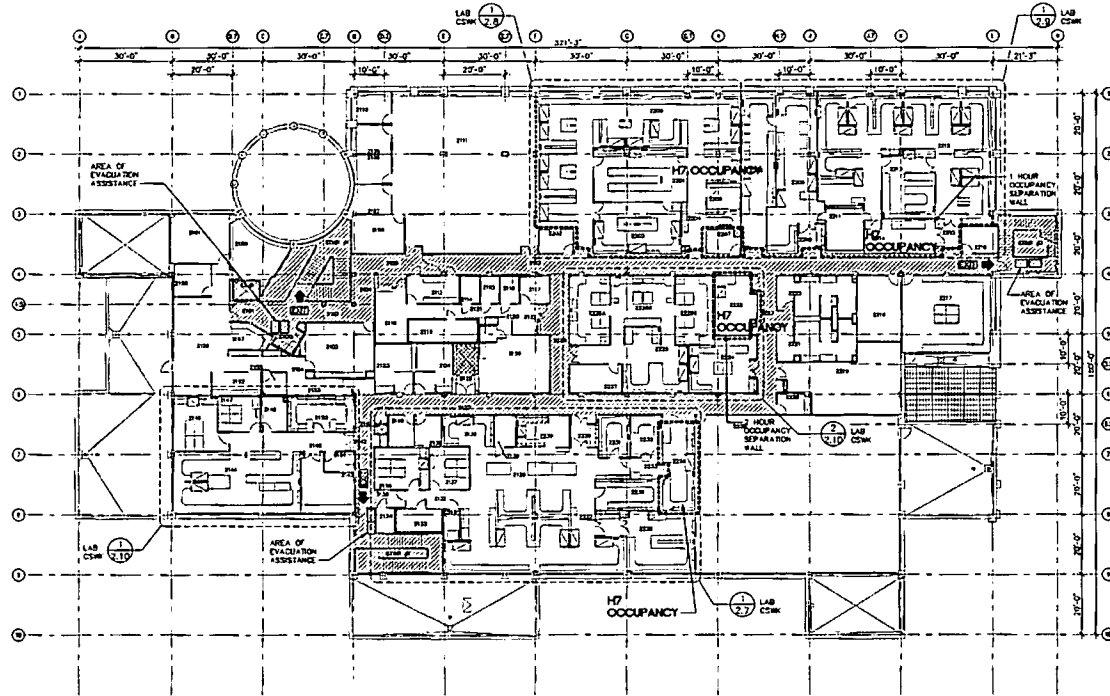


993-076

June 10, 1993

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### ROOM INDEX

2100 WAITING	2200 WET LAB
2101 MEETINGS	2201 MEETINGS
2102 UPPER LOBBY	2202 PRINCE OFFICE
2103 CONFERENCE ROOM	2203 GLASSWARE LAB
2104 UPPER LOBBY	2204 PASSAGE
2105 UPPER LOBBY	2205 MEDICAL STORAGE
2106 LOBBY	2206 LABS
2107 SUPERVISOR OFFICE	2207 JANITOR
2108 SUPERVISOR OFFICE	2208 MEAN ALCOHOL
2109 SUPERVISOR OFFICE	2209 BLEND ALCOHOL
2110 SUPERVISOR OFFICE	2210 WETLAB
2111 CORRIDOR OFFICES	2211 MEAN COOLER
2112 CORRIDOR	2212 WET LAB
2113 WINDY/TWISTER	2213 INSTRUMENTATION
2114 VAULT	2214 RA ROOM
2115 ELEVATOR	2215 WETLAB
2116 OFFICE ROOM	2216 ELECTRICAL ROOM
2117 GUN STORAGE	2217 FORENSIC PHOTOGRAPHY
2118 JANUARY	2218 GRAPHIC ARTS
2119 WALL-IN FREEZER	2219 LAB STORAGE
2120 WALL-IN REFRIGERATOR	2220 CORP ROOM
2121 CORRIDOR	2221 MEN TOILET
2122 LABS	2222 WOMENS TOILET
2123 MEN TOILET	2223 CORRIDOR
2124 WASHROOM	2224 SPEC/COMP/STORAGE
2125 ELEVATOR VESTIBULE	2225 WET LAB
2126 STORAGE	2226 PREPARE EXAM
2127 CORRIDOR	2227 PREPARE EXAM
2128 WET LAB	2228 PREPARE EXAM
2129 EVIDENCE STORAGE	2229 FIRE ARMS STORAGE
2130 OFFICE ROOM	2230 CORRIDOR
2131 PASSAGE	2231 WETLAB
2132 PRETZER	2232 GLASSWARE
2133 JANITOR ROOM	2233 WET LAB
2134 VESTIBULE	2234 MEAT PROCESSING
2135 LARGE EXAMINATION ROOM	2235 WETLAB
2136 SMALL EXAMINATION ROOM	2236 HELP LAB
2137 IT PROCESSING	2237 FUTURE EXPANSION
2138 ELECTRICAL ROOM	2238 ELECTROPHORESIS
2139 PRELAP ROOM	2239 PCR LAB
2140 UTILITY ROOM	
2141 CORRIDOR	
2142 OFFICE	
2143 WET LAB	
2144 PASSAGE	
2145 LARGE EXAM ROOM	
2146 SMALL EXAM ROOM	
2147 EVIDENCE STORAGE	
2148 STANDARDS STORAGE	
2149 MICROSCOPE	
2150 OFFICE ROOM	
2151 COMPUTER/OFFICE	
2152 PASSAGE	
2153 OFFICE	
2154 STORAGE	
2155 RECEPTION	
2156 CLINICAL SUPERVISOR	
2157 LAB DIRECTOR	
2158 FILE STORAGE	

**EHRlich · ROMINGER**  
 ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN  
 2277 FAIR OAKS BOULEVARD SUITE 305  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 920-1400 FAX: (916) 920-8209

**R.G.** RUTH AND GOSING, INC.  
 ARCHITECTS IN PAIR WITH

## EXHIBIT - C

# FLOOR PLANS

**LEGEND**

- 1 HOUR RATED COR
- 1 HOUR RATED DWG
- OCCUPANCY SEPARATION AS NOTED

**KEY PLAN**

PROCESSED PRINTING # 12/1/93  
 NO DESCRIPTION DATE

**PROJECT:**  
 COUNTY OF SACRAMENTO  
**CORNER & CRIME LAB BUILDING**  
 OCCUPANCY NO. 00222  
 DWG. TITLE:  
**SECOND LEVEL OVERALL FLOOR PLAN**

JOB NO. 90196.01 DWG. NO.  
 DATE: 1/11/93 SCALE: 1/16" = 1'-0" **A220**  
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PA3-076

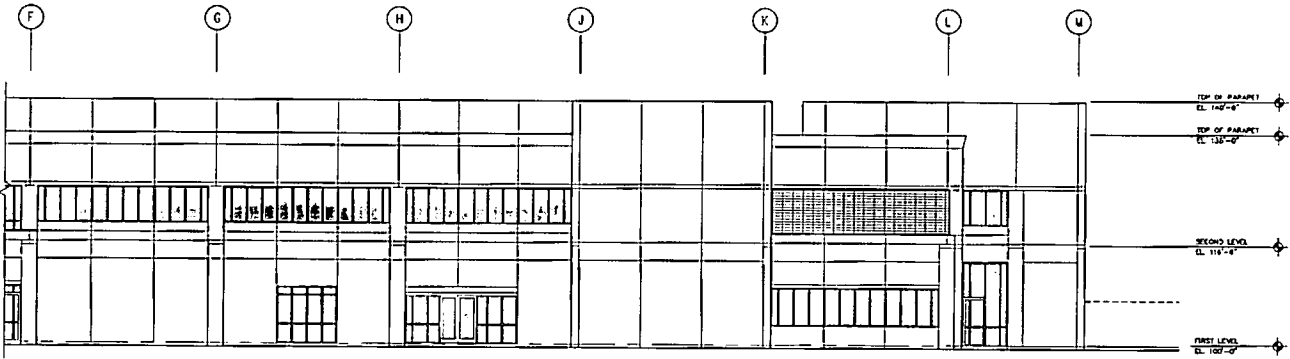
June 10, 1993

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SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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 ARCHITECTURE  
 PLANNING  
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 2277 FAIR OAKS BOULEVARD SUITE 305  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 920-1400 FAX: (916) 920-8209

**R-G** RUTH AND OGDON, INC.  
 ARCHITECTS & PUBLIC SAFETY

**EXHIBIT - F**  
**ELEVATIONS**

NO.	DESCRIPTION	DATE

PROJECT:  
 COUNTY OF SACRAMENTO  
**CORNER & CRIME LAB BUILDING**

CONTRACT #:  
 DWG. TITLE:  
**SOUTH EXTERIOR ELEVATION**  
**WEST EXTERIOR ELEVATION**

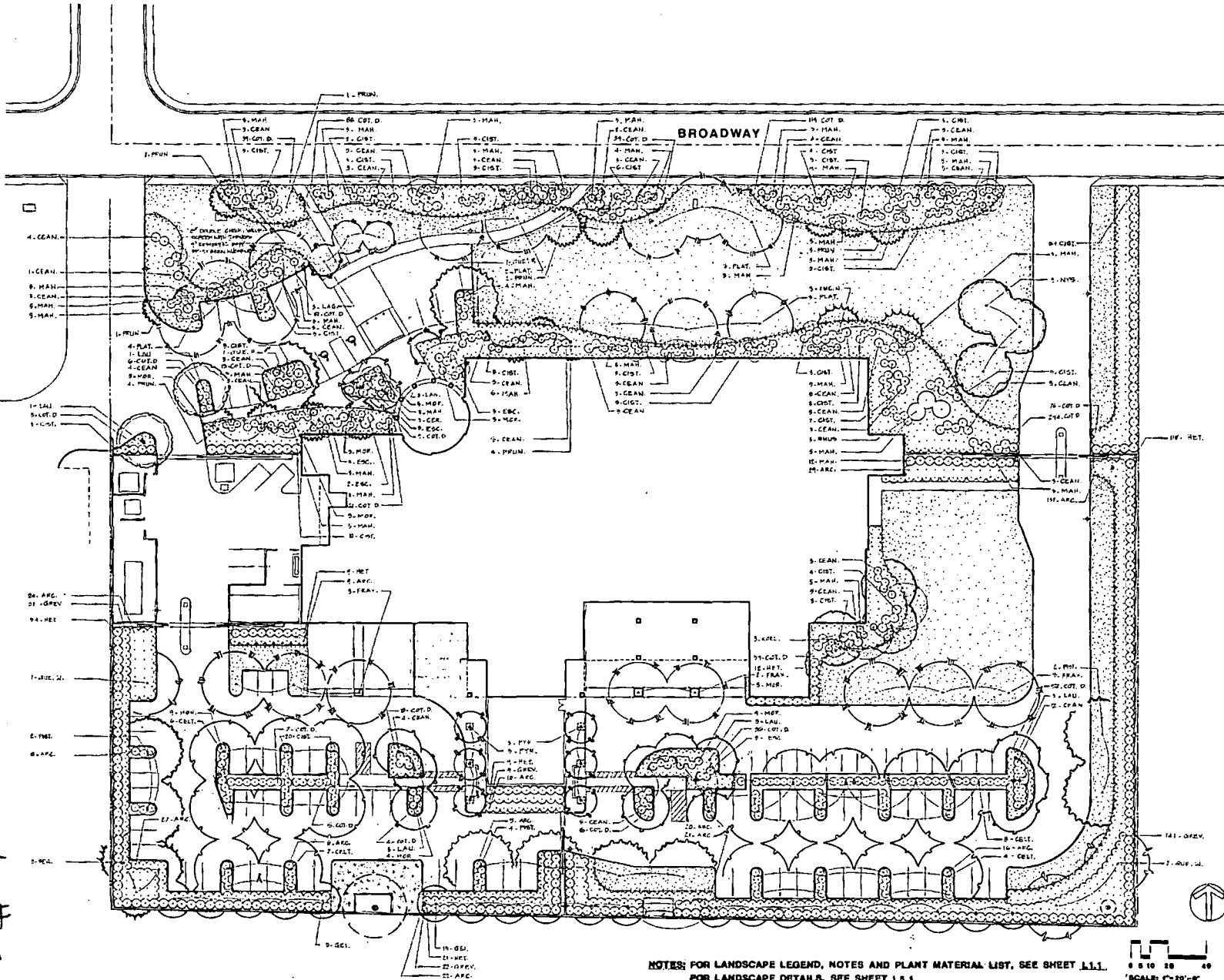
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PQ3-076

June 10, 1993

Non # 9

03/01/93 08:25



NOTES: FOR LANDSCAPE LEGEND, NOTES AND PLANT MATERIAL LIST, SEE SHEET L.1.  
 FOR LANDSCAPE DETAILS, SEE SHEET L.5.1.



**EHRlich-ROMINGER**  
 ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN  
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**EXHIBIT - F**  
**LANDSCAPE PLAN**

DATE	4-30-93
REVISIONS	002
PROJECT	CORNER & CRIME LAB BUILDING
CONTRACT NO.	111
JOB NO.	111
DATE	1-11