

STAFF REPORT AMENDED 2-25-82  
**CITY PLANNING COMMISSION**

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John G. Waterbury, 1990 N. California Blvd., Suite 830, Walnut Creek, CA 94596		
OWNER	Exposition Centre Associates, 900 Cherry Avenue, Ste. 200, San Bruno, CA 94066		
PLANS BY	Hoover Associates		
FILING DATE	1-20-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	2-12-82	EIR	ASSESSOR'S PCL. NO. 277-272-06

APPLICATION: 1. Negative Declaration  
2. Special Permit to develop a 71,750+ square foot office building on 3.4 acres in the Office Building, OB, zone within the Point West PUD

LOCATION: Northeast corner Heritage Lane and Response Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a three-story office building with the OB-R zone in the Point West PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1965 Industrial Park Community Plan Designation:	New State Fair Site
Point West PUD Designation:	Office Building
Existing Zoning of Site:	OB-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; SC-R
South:	Vacant; A
East:	Vacant; OB-R
West:	Office, Apartments; OB-R, R-3-R

Parking Required:	287 spaces
Parking Provided:	287 spaces
Parking Ratio:	1:250 sq. ft. gross floor area
Property Dimensions:	Irregular
Property Area:	3.42 acres
Square Footage of Building:	71,750
Height of Building:	45 feet above grade
Building Site Plan:	
Building Coverage:	15 percent
Landscaped Area:	30 percent
Surfaced Area:	55 percent
Materials:	Salmon colored brick with reflective glass

PROJECT BACKGROUND: On November 13, 1980, the Planning Commission approved a special permit (P-9218) to allow the development of a 45-foot tall, 68,000 square foot office building on the subject site.

APPLC. NO. P-82-008

MEETING DATE February 25, 1982

CPC ITEM NO. 15

002123

STAFF EVALUATION: The proposed office building is consistent with the OB zoning and the Point West designated land use for this site. This project is also similar in height and square footage to the previously approved project for this site. Staff finds the overall proposal in compliance with the intent and purpose of the Point West Guidelines, but wishes to make the following comments regarding certain aspects of the project:

1. The site plan indicates two detached identification signs. Other office projects within Point West, such as the Farm Bureau and World Savings were allowed only one monument sign as permitted in the Sign Ordinance. Staff therefore recommends that only one monument sign be permitted and that this sign be located outside of the required setback areas and conform to the requirements of the City Sign Ordinance.
2. The site plan indicates a substantial amount of landscaping throughout the site as well as possible compliance with the 50 percent parking area shading requirement. To insure compliance with the 50 percent shading requirement and the requirement of the PUD Guidelines, staff requests that the applicant submit a detailed landscape and irrigation plan for the review and approval of the Planning Director prior to the issuance of building permits. In addition, staff requests that these plans incorporate an undulating landscape berm between the parking lots and the public street frontages.
3. The proposed parking ratio of one space per 250 square feet of gross floor area will satisfy the required parking ratio for non-medical or dental offices only. Therefore, staff wishes to inform the applicant that such uses are not allowed for this site.
4. The site plan indicates that visitor bicycle parking will be provided adjacent to the Pedestrian Plaza, midway and north of the building. Staff recommends that the applicant also provide for a minimum of seven secure employee bicycle spaces within the building.
5. The applicant has indicated that brick pavers and reflective glass will be used on the exterior of the building. Staff requests that the applicant submit samples of the type of reflective glass to the Planning Director for review and approval prior to the issuance of building permits. This is to insure that the glass utilized will be partially reflective (such as solar bronze glass) only. Staff finds the use of highly reflective glass inappropriate to the design and materials used in the buildings located in the general vicinity of the subject site.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Special Permit subject to the conditions and based upon Findings of Fact which follow:

\*Conditions - Special Permit

- a. Detailed landscape and irrigation plans shall be submitted to the Planning Director for review and approval prior to the issuance of building permits. These plans shall include an undulating berm of sufficient height to shield the view of the parking lot from the adjacent public streets. Tree coverage shall be provided to meet the City's 50 percent parking lot shading as well as to provide visual relief throughout the landscaped areas;
- b. ~~The applicant shall provide for secure employee bicycle parking subject to staff review and approval prior to the issuance of building permits. A minimum of seven such spaces shall be provided within the building.~~ (CPC amended to: The applicant shall provide 7 secure employee bicycle parking subject to staff review and approval prior to the issuance of building permits.)
- c. Medical or dental office uses shall not be permitted due to non-compliance with the parking ratio required for medical and dental office uses;
- d. A sign program shall be submitted to staff for review and approval prior to the issuance of sign permits. All signage shall conform to the provisions of the PUD Guidelines and the City Sign Ordinance;
- e. The proposal shall comply with all requirements of the Point West PUD Development Guidelines.

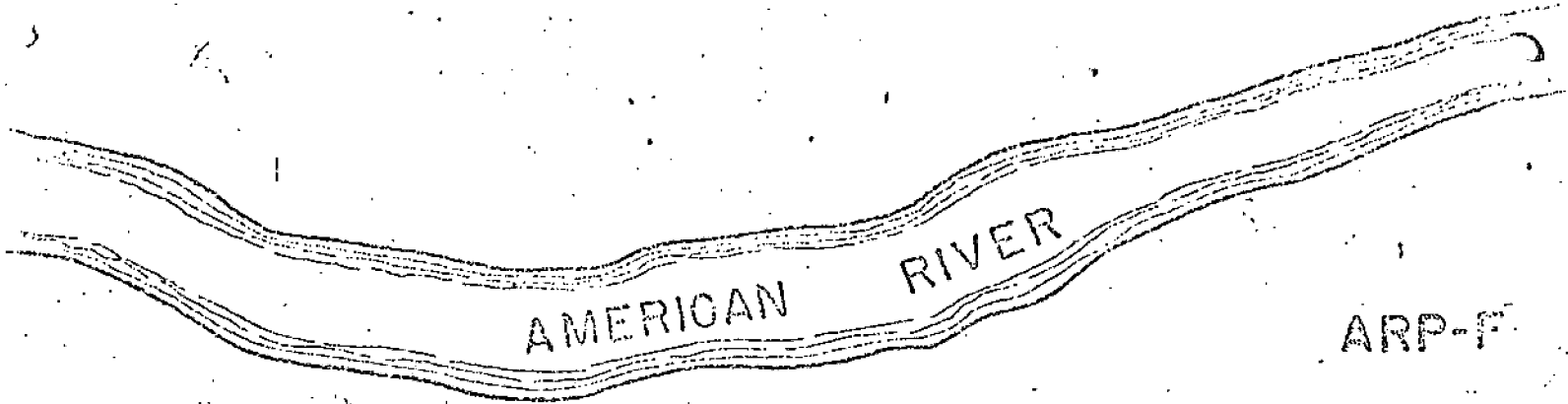
Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based on sound principles of land use in that office uses will be compatible with the surrounding, existing and designated uses;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety and welfare, or result in the creation of a nuisance in that:
  - 1) adequate parking shall be provided on the subject site; and
  - 2) the on-site circulation provides for adequate ingress and egress to the adjacent developments.

\*CPC approved applicant's request to use solar cool bronze glass.

- c. The special permit is in compliance with the General Plan in that it satisfies the commercial land use objective of grouping related and compatible businesses wherever possible;
- d. The project is consistent with the 1974 General Plan and the Point West PUD Schematic Plan which designates the site for commercial and office use and office buildings respectively.

ARP-F

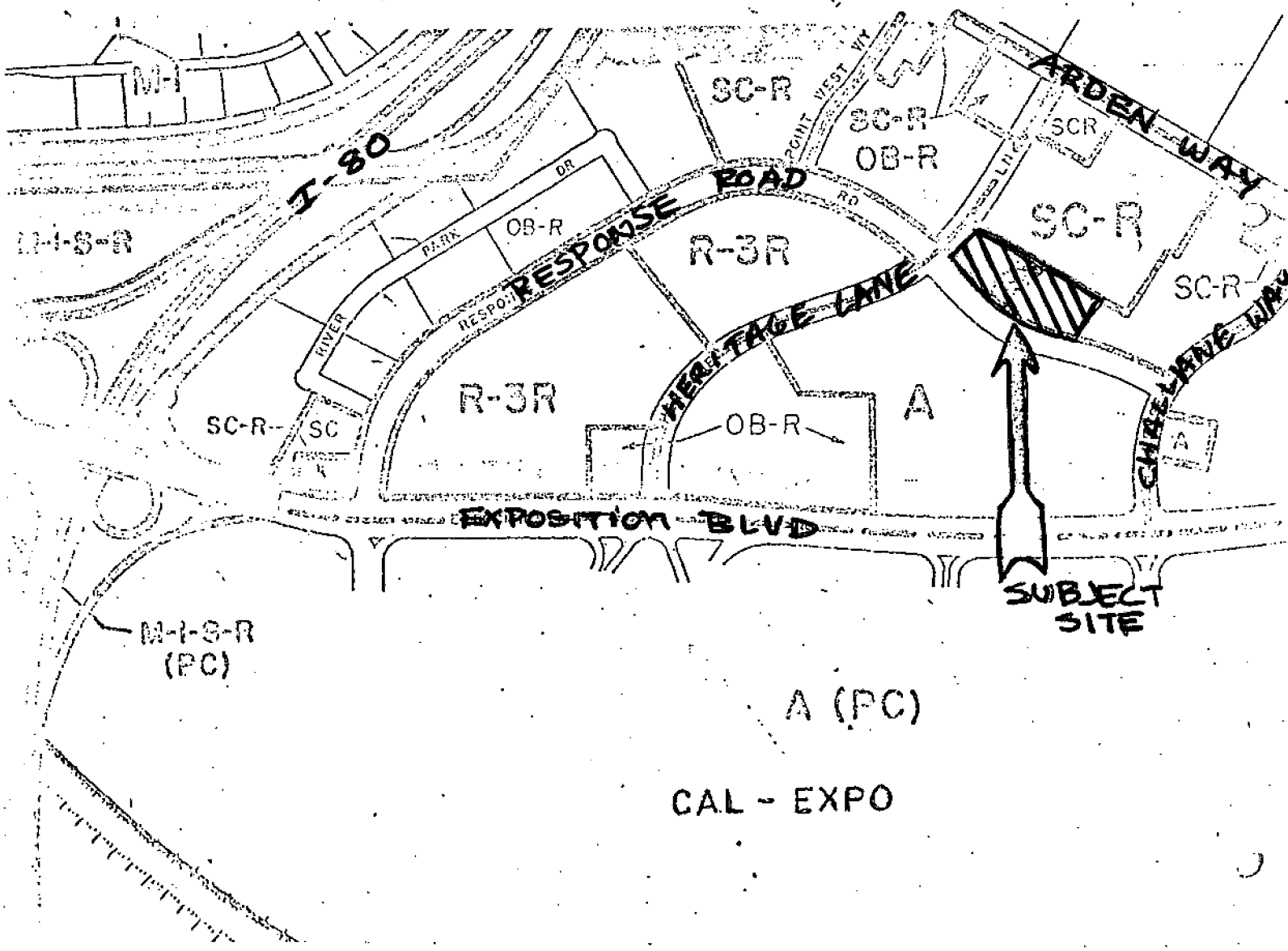


AMERICAN RIVER

ARP-F

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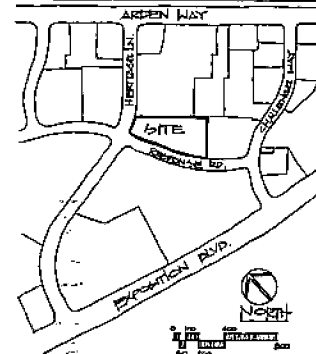
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002128

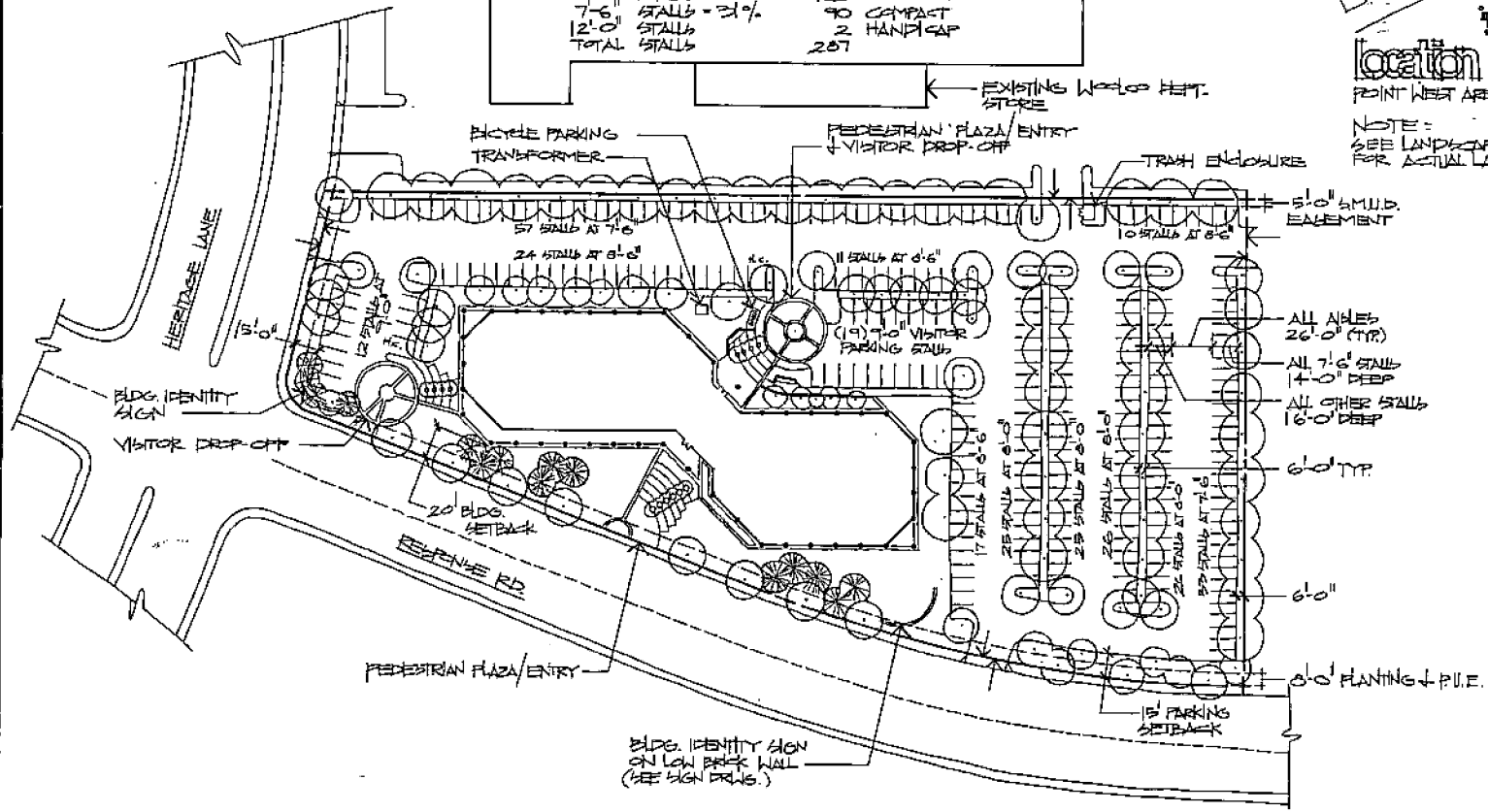
data:

SITE AREA	3.42	ACRES
LANDSCAPE %	30	%
GROSS BUILDING AREA	71,750	SQ. FT.
REQUIRED PARKING = 1/250 +	287	
PARKING PROVIDED		
0'-0" STALLS	12	
0'-6" STALLS	12	
0'-6" STALLS	12	
7'-0" STALLS - 21%	60	COMPACT
12'-0" STALLS	2	HANDICAP
TOTAL STALLS	287	



location map

NOTE: SEE LANDSCAPE PLAN FOR ACTUAL LAYOUT



site plan north

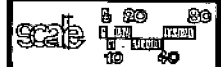


HOOPER ASSOCIATES  
ARCHITECTS-PLANNERS  
28 WOODBINE BLVD. SUITE 200  
OAK HAVEN, CALIF. 95628

EXPOSITION CENTRE

sacramento ca.

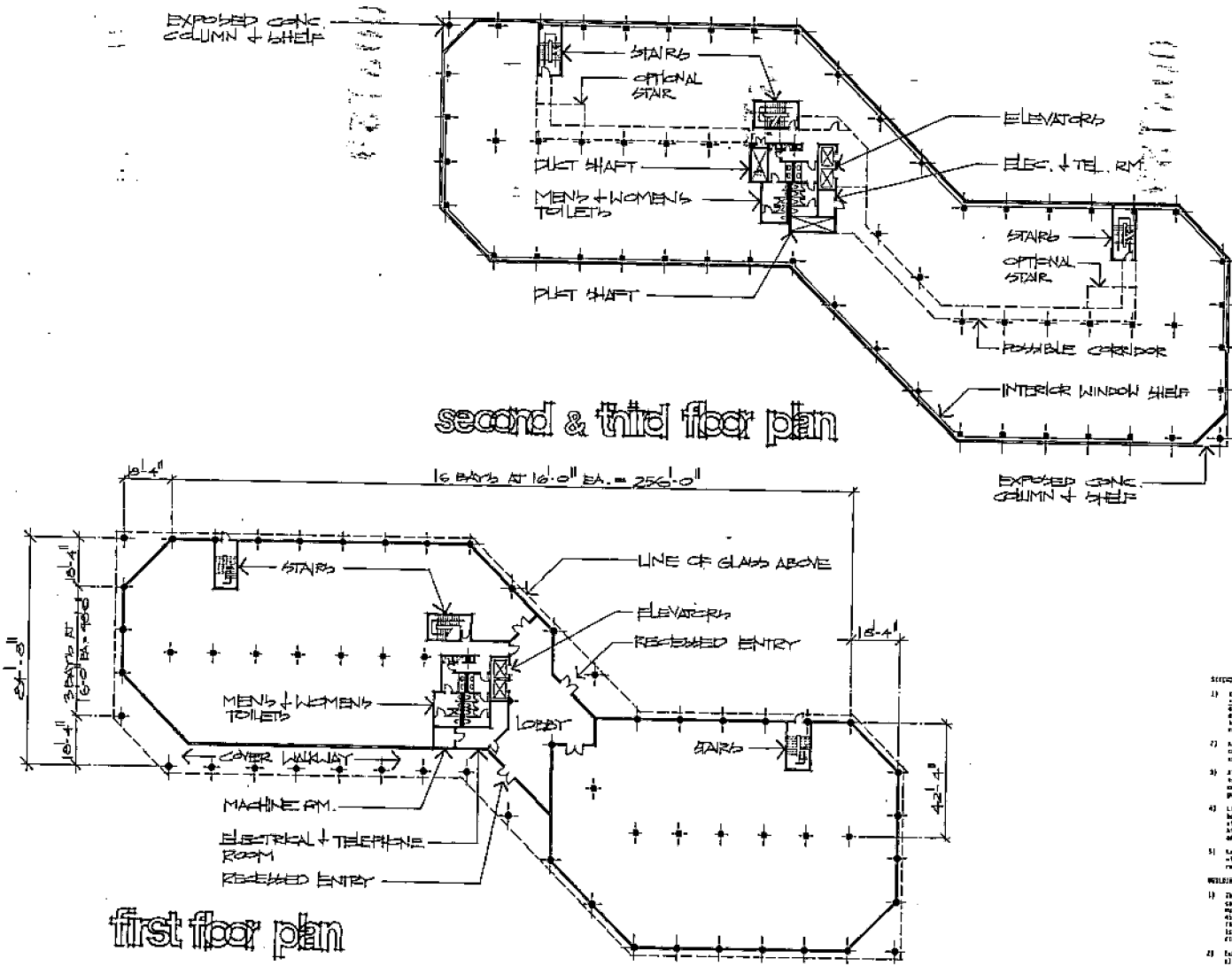
wilson mairs waterbury - www



1/30" = 1'-0"

SCALE	DRAWING NUMBER
DATE 1-29-02	A-1
PROJECT NO.	

002129



- EXPLANATION
- The site is generally flat ranging from 27.0' to 33.0'. Spot and layout of the utility all services will be obtained. Exact quantities to be determined upon completion of soil report and foundation analysis.
  - All existing areas will be completely removed and replaced with new construction according to City standards.
  - All landscaped areas are to be landscaped. Plant material and ground cover will depend on final soil analysis. (See landscape drawing.)
  - Light standards shall consist of bollards 2' in diameter with a height of 12' and 18' high using H.I.B. finished with low color paint, such as "Tara 15" by Sherwin-Williams.
  - Landscaping materials, sizes and quantities will comply with the planting requirements of City Planning Dept.
- NOTES:
- The building will be of steel frame construction. ~~Minimum~~ Minimum panel method will be used 45'-0" as dictated from the final floor elevation. Do not floor area is 14,726 square feet based on above floor.
  - Exterior materials shall consist of:
    - Finish concrete, either finished or painted.
    - Brick veneer, set back in color, "Pebbles", clean face, with fully grouted & latched joints.
    - Particle wall composed of reflective glass such as L.H.B. Kerolan, P.P.G., or other similar or equivalent. (Exact type of glass is subject to change in order to comply with Title 24 Energy calculations.)



HOOPER ASSOCIATES  
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85 N. FIRST STREET, SUITE 200  
SACRAMENTO, CALIF. 95814

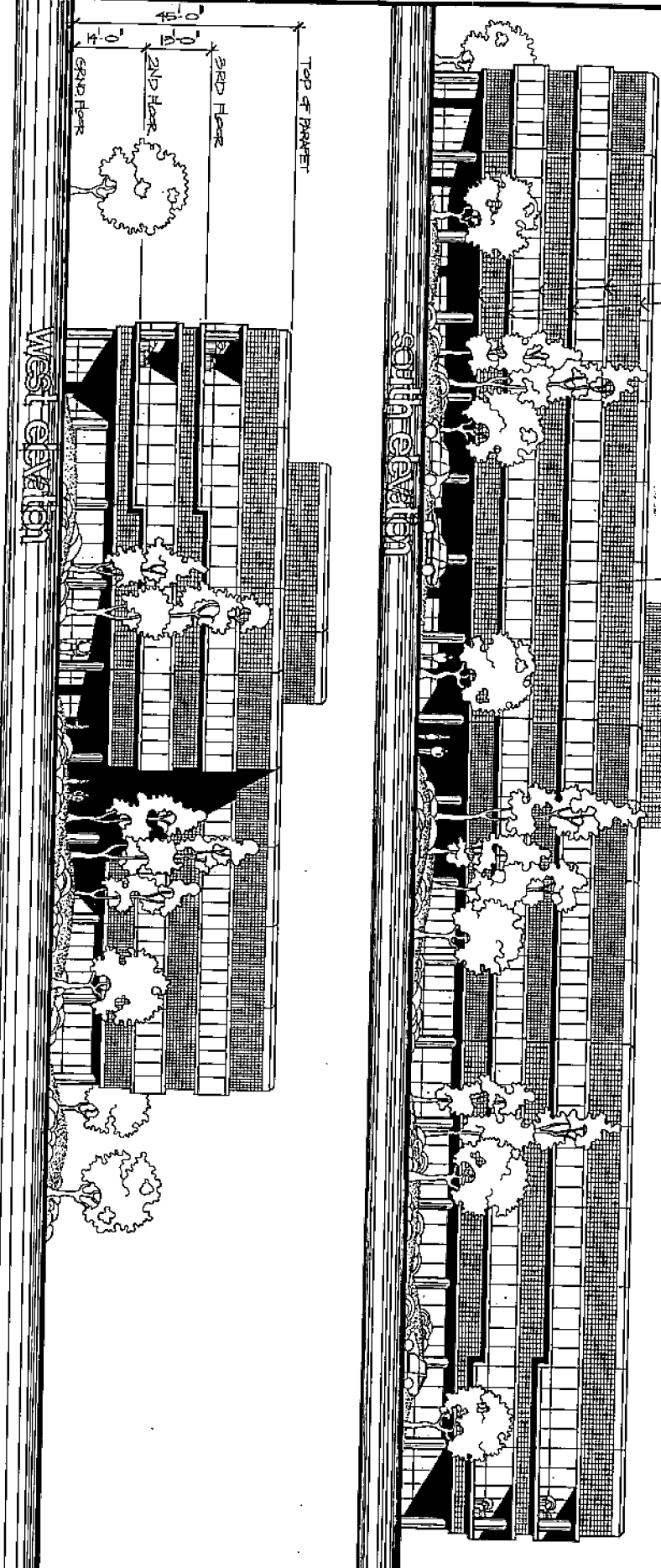
EXPOSITION CENTRE  
sacramento ca.  
for  
wilson martin waterbury - www

Scale  $\frac{1}{16}'' = 1'-0''$

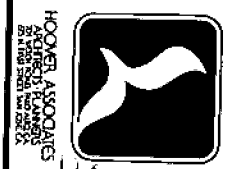
SCALE: 1/16" = 1'-0"  
DATE: 1-28-82  
PROJECT NO.:  
DRAWING NUMBER: A-2

002130

MINERAL PAINT, REFLECTIVE GLASS W/  
CONCRETE HEAD & ALL PROTECTIVE  
BRICK FINISHES W/ SCOUTED JOINTS  
REINFORCED CONCRETE CEILING



EXPOSITION CENTRE  
SADAMINHO CA.  
for  
WILSON MORRIS  
VETERINARY + WWW



DATE: 1-20-06  
PROJECT NO.:  
DRAWING NUMBER: A-3  
SCALE: 1/8" = 1'-0"