

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> <u>Dean F. Unger - 700 Alhambra Boulevard, Sacramento, CA 95816</u>
<b>OWNER</b> <u>Industrial Indemnity - 400 University Avenue, Sacramento, CA 95825</u>
<b>PLANS BY</b> <u>Dean F. Unger - 700 Alhambra Boulevard, Sacramento, CA 95816</u>
<b>FILING DATE</b> <u>4-15-88</u> <b>ENVIR. DET.</b> <u>Neg. Dec. 5-26-88</u> <b>REPORT BY</b> <u>JP:sg</u>
<b>ASSESSOR'S-PCL. NO.</b> <u>295-0040-001</u>

**APPLICATION:** A. Negative Declaration

- B. Special Permit to construct a 27,130+ square foot office building addition to an existing 16,770+ sq. ft. office building on 6.0+ acres in the Limited Commercial-Review (Planned Unit Development) (C-1-R{PUD}) Zone

**LOCATION:** 400 University Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to add 17,730+ square feet of office space and 9,400+ square feet of storage area to the existing 16,700+ square foot Industrial Indemnity office building located in the Campus Commons PUD.

**PROJECT INFORMATION:**

General Plan Designation: Community/Neighborhood Commercial and Offices  
Campus Commons PUD Designation: Office  
Existing Zoning of Site: C-1-R(PUD)  
Existing Land Use of Site: Office building

**Surrounding Land Use and Zoning:**

North: Offices; C-1(PUD)  
South: Office, residential townhouse; OB-R(PUD), R-1A(PUD)  
East: Residential townhouses; R-1A(PUD)  
West: Offices; C-1-R(PUD), OB-R(PC)(PUD)

Parking Required: 146 spaces  
Parking Ratio Required: 1 space per 300 sq. ft.  
Parking Provided: 160 spaces (89 existing, 71 proposed)  
Property Dimensions: Irregular  
Property Area: 6.0+ acres  
Square Footage of Building: Existing - 16,770 sq. ft.; Proposed - 27,130  
Total - 43,900 sq. ft.  
Height of Building: 12' to wall line, 36' to highest point  
Exterior Building Materials: Brick, grey glass, wood  
Roof Material: Wood shake

**BACKGROUND INFORMATION:** On January 13, 1970 the City Planning Commission recommended approval of rezoning the subject site from the Agricultural (A) Zone to the Limited Commercial-Review (C-1-R) Zone for a proposed 16,500+ square foot office building (P-3990). On February 10, 1970 the Planning Commission reviewed a more detailed site plan and parking arrangement for the subject site (P-4025 and P-4058). The site plan indicated a 16,500 square foot phase-one office building and the outline of a proposed second phase office building. The Planning Commission approved the plans subject to conditions and the City Council approved the request on March 12, 1970. The 16,770 square foot first phase office building was then constructed (Exhibit A).

**APPLC. NO.** P88-182 **MEETING DATE** June 9, 1988 **ITEM NO** 13

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The subject site consists of 6.0+ acres in the Limited Commercial-Review (C-1-R) Zone and the Campus Commons Planned Unit Development. The northern four acre portion of the site is developed with a 16,770+ square foot office building; the southern two acres are undeveloped. Surrounding land uses are office building located in the Limited Commercial (Planned Unit Development) (C-1-R{PUD}) and Office Building-Review (Planned Unit Development) (OB-R{PUD}) Zones to the north, south and west, and residential units in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) Zone to the south and east. The site is designated Community/Neighborhood Commercial and Offices by the General Plan.

B. Applicant's Proposal

The applicant is requesting a special permit to construct a 27,130+ square foot addition to the existing office building on the subject site (Exhibits B-E). The proposed addition would be a mirror image of the existing building and the exterior of the proposed structure would be constructed out of the same materials as the existing building. The existing building is occupied by the regional headquarters of the Industrial Indemnity Company. The purpose of the expansion is to locate the organization's legal department and additional employees of the company on the subject site.

C. Site Plan Design

The building addition and new parking area is proposed to be constructed in an area currently landscaped with lawn and trees. The landscape plan indicates that a new lawn area will be established on the southern portion of the site which is currently undeveloped and perimeter landscaping will be provided. Planning staff recommends that the trees proposed for the new lawn area be a mix of 5- and 15-gallon trees. If possible, an attempt should be made to use in the new landscaped area any of the mature trees in the existing lawn area which are proposed to be removed as a result of constructing the building addition.

The proposed 43,900+ square foot office building requires 146 parking spaces. One hundred sixty (160) parking spaces are indicated on the site plan which fulfills the parking requirement. The site plan also indicates a 36-space future parking area. If the future parking lot is constructed it will be subject to planning staff review and approval prior to issuance of building permits and parking facility permit.

The 43,900+ square foot office building is considered a minor project under the City's trip reduction regulations. A Transportation Management Plan (TMP) for the project, therefore, is not required.

D. Proposed Building Design

The existing 16,770+ square foot office building is constructed out of red brick, wood and grey glass with a wood shake roof. As noted above, the

applicant proposes to construct a mirror image of the existing building and utilize the same building materials. Planning staff finds the proposed addition to be compatible with the existing building on the site and surrounding land uses.

E. Neighborhood Comments

The applicant has reviewed the proposed plans with representatives of the Campus Commons Homeowners' Association. The association has indicated that they have no objections to the applicant's request. They have requested, however, that the applicant provide a fence or wall between the two adjacent residential villages and the subject site to prevent access between the land uses and that access be restricted between Hartnell Place (street) and the subject site (Exhibit F).

The applicant has indicated that they propose to: 1) repair, where necessary, the existing wood fence along the east property line; 2) provide a cyclone fence with wood slats and landscaping to cover the fence along the remainder of the east property line and perhaps along a portion of the south property line adjacent to the office use; and 3) provide the required masonry wall along the south property line adjacent to the residential use. Planning staff recommends that the applicant continue the existing wood fence or construct a solid wall along the east property line adjacent to the existing residential use (Exhibit B). Planning staff does not find it necessary to construct a fence along the east property line adjacent to Hartnell Place or the south property line adjacent to the office use. If, however, the applicant desires to construct fencing in this area staff recommends that the applicant utilize green plastic-coated chain-link fencing in lieu of chain link with wood slats. The chain fences should be located on the interior of the existing landscaping so they are not visible to adjacent uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to construct a 27,130+ square foot office building addition to an existing 16,770+ square foot office building, subject to conditions and based upon findings of fact which follow.

Conditions

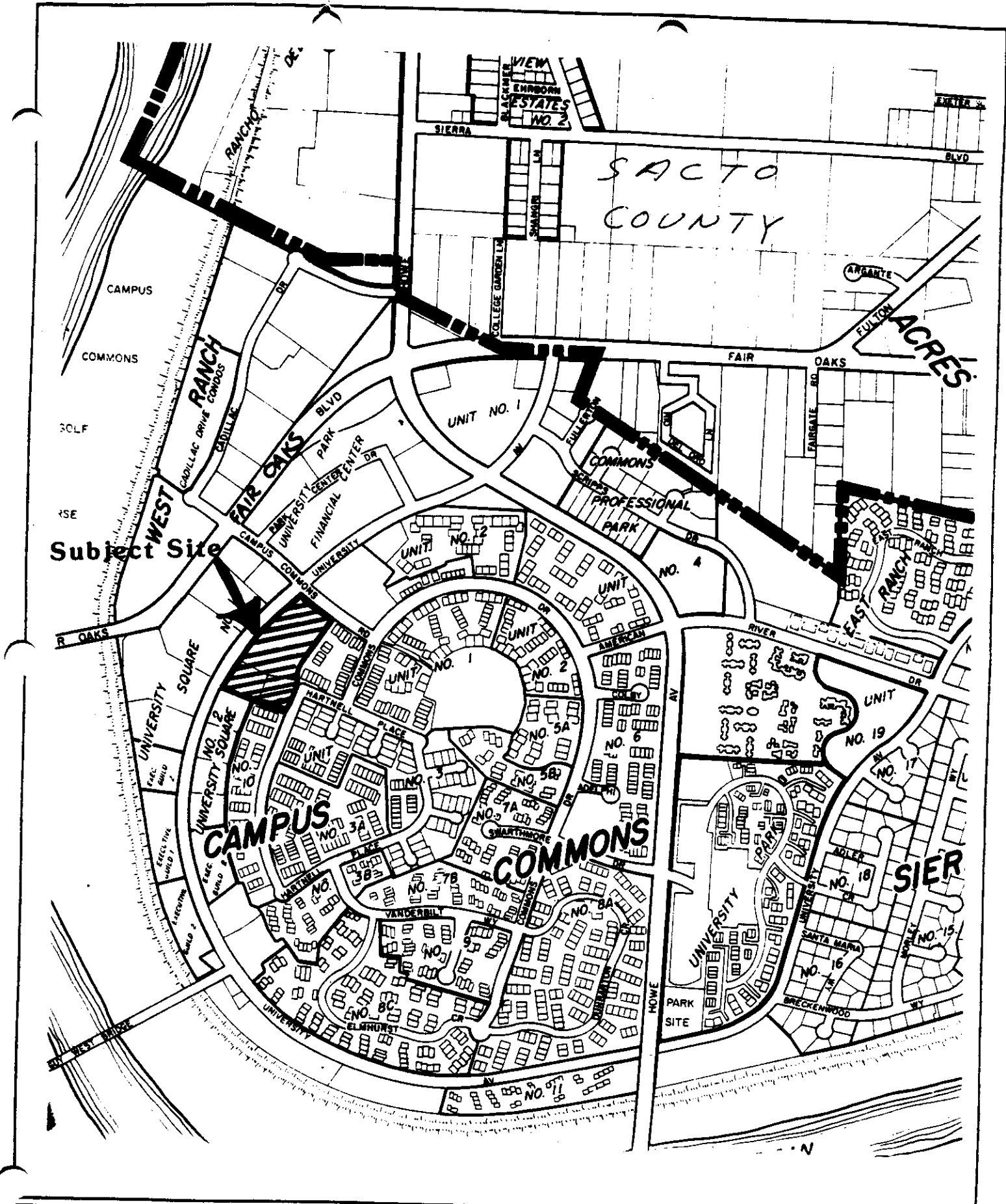
1. Final landscape, shading and irrigation plans for the project shall be submitted for Planning Director review and approval prior to issuance of building permits. The final plans shall indicate lawn area on the southern portion of the site planted with a mix of 5- and 15-gallon trees.
2. Final plans for the future parking lot area, at the time it is proposed to be constructed, shall be subject to Planning Director

review and approval prior to issuance of building permits and parking facility permit.

3. The project property owner shall meet the following trip reduction regulations required of minor projects:
  - a. Post information provided by the City or other designated agency which describes the benefits of transit, ride-sharing and bicycling as commute methods and which describes facilities, services, schedules, rates, and other pertinent information relevant to such transportation options.
  - b. Coordinate with CALTRANS Sacramento Ride-share personnel or other authorized ride-sharing outreach agency for the distribution of information and transportation surveys to the workers within the development of an annual basis.
4. The applicant shall revise the site plan to indicate all proposed fencing. The design and materials of all fences shall be subject to Planning Director review and approval prior to issuance of building permits. The fence plan shall indicate:
  - a. a solid wood fence or masonry wall along the east property line adjacent to the residential use (Exhibit B). The new fence shall be landscaped in a manner consistent with the existing wood fence, and
  - b. a solid decorative masonry wall along the portion of the south property line adjacent to the existing residential use (Exhibit B).
5. The project shall meet all requirements of the Campus Commons Planned Unit Development.
6. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building addition is compatible with surrounding office and residential land uses.
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 parking, building setbacks, and landscaping will be provided.
3. The proposed project is consistent with the General Plan in that the site is designated for Community/Neighborhood Commercial and Office use.

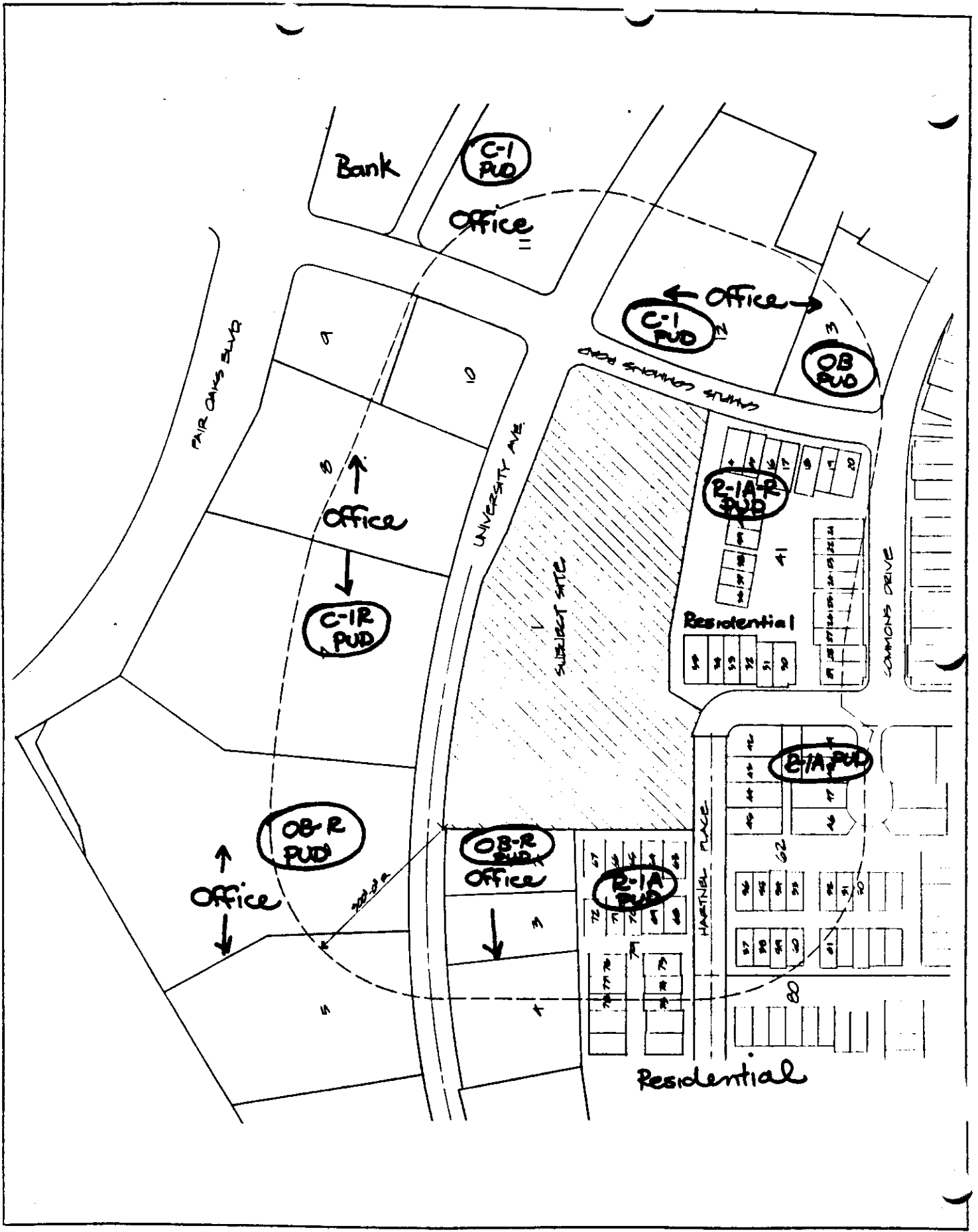


# VICINITY MAP

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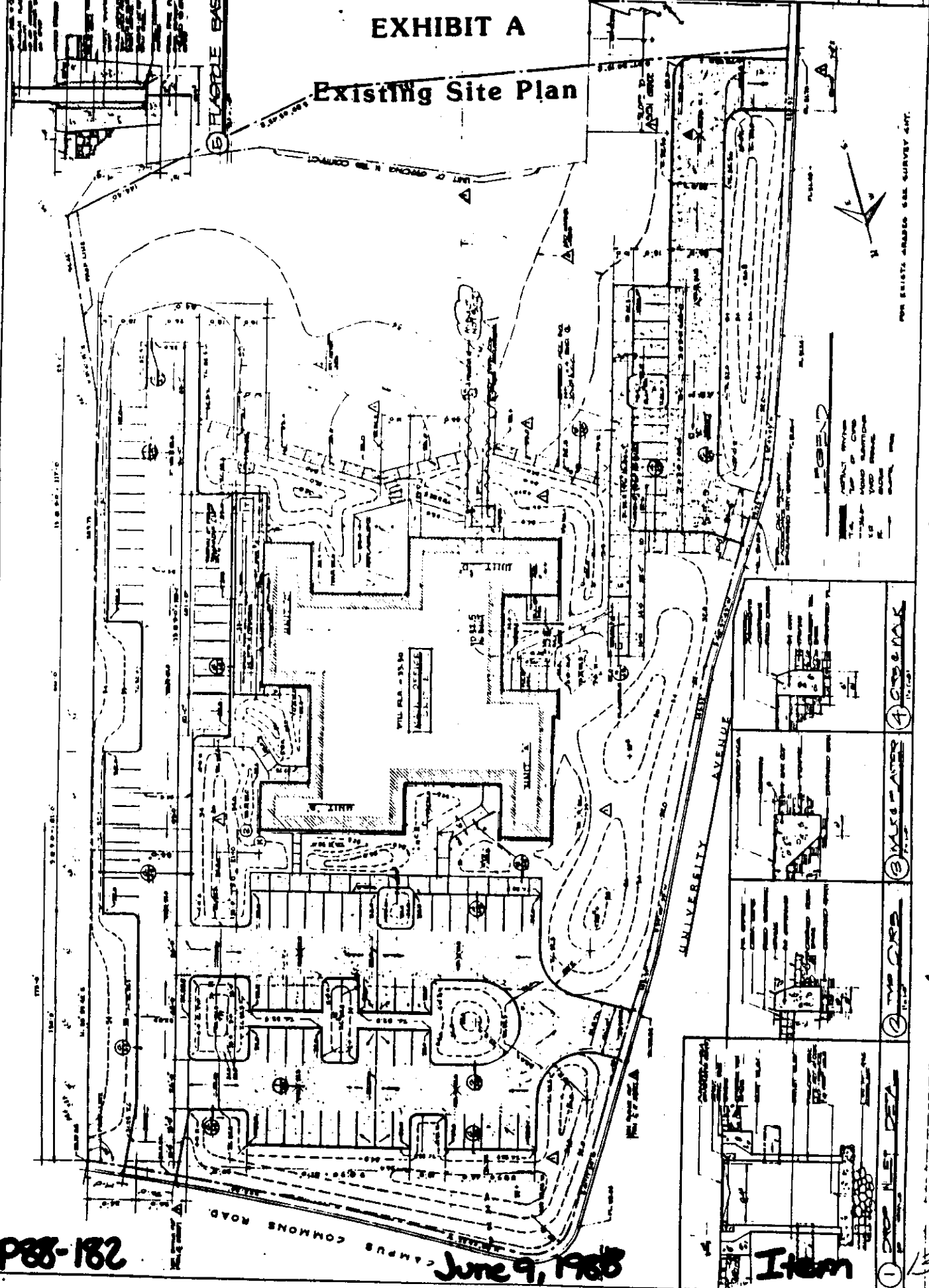
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# LAND USE & ZONING MAP

**EXHIBIT A**

**Existing Site Plan**




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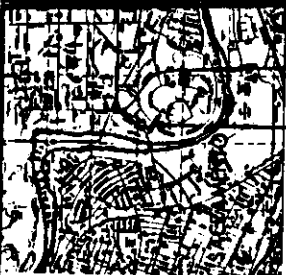
DEANE UNDER  
ARCHITECTS AND  
ENGINEERS  
1000 University Drive  
Sacramento, California 95833  
Tel: (916) 441-1111

INDUSTRIAL INDEMNITY COMPANY EXPANSION  
400 UNIVERSITY DRIVE, SACRAMENTO, CALIFORNIA

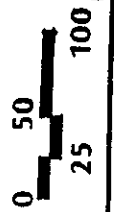
Project No.	88-182
Client	Industrial Indemnity Company
Scale	1/4" = 1'-0"
Sheet No.	1
Sheet Title	Proposed Site Plan

# EXHIBIT B

## Proposed Site Plan

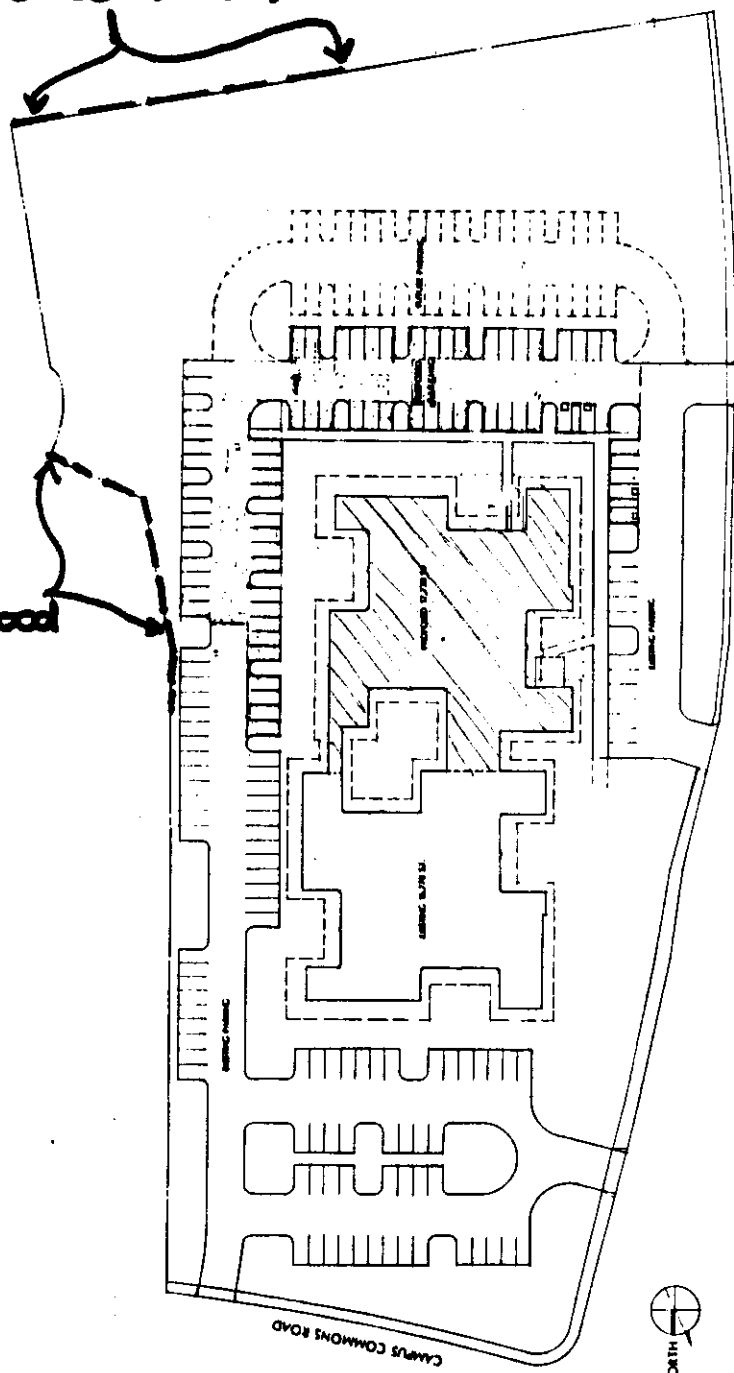


PAREING	EXISTING SPACES	NEW SPACES	TOTAL SPACES
	10,000	15,000	25,000



*Solid wall required adjacent to residential*

*Continue solid wood fence or wall in this area*



SITE PLAN  
SCALE: 1/4" = 1'-0"



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DEANE UNGER  
 ARCHITECT  
 400 UNIVERSITY DRIVE, SACRAMENTO, CALIFORNIA  
 95817

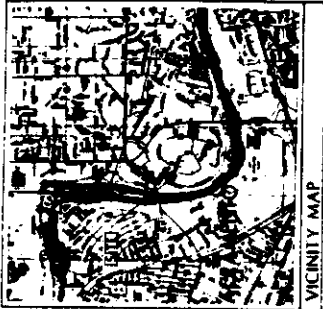
INDUSTRIAL INDEMNITY COMPANY EXPANSION  
 400 UNIVERSITY DRIVE, SACRAMENTO, CALIFORNIA

DATE: 6/17/88  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 SCALE: [blank]

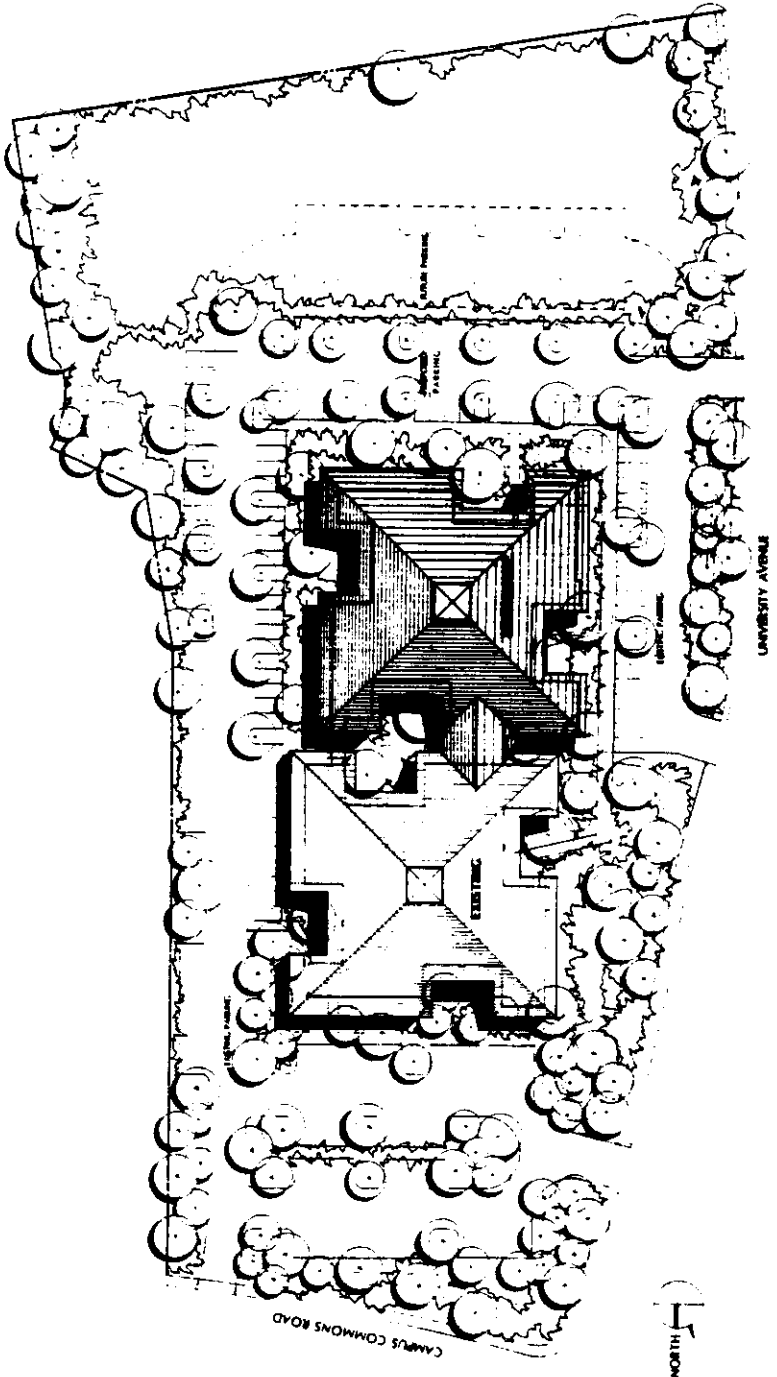
NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	6/17/88
DRAWN BY	[blank]
CHECKED BY	[blank]
SCALE	[blank]
NO. OF SHEETS	1
TOTAL SHEETS	1

# EXHIBIT C

## Site Plan



PARKING	
EXISTING SPACES	111,000
NEW SPACES	100,000
TOTAL SPACES	211,000
REQUIRED SPACES	100,000
AREA	100,000
PERCENT	100%
DATE	6/17/88
SCALE	1" = 100'



SITE PLAN  
 SCALE: 1" = 100'

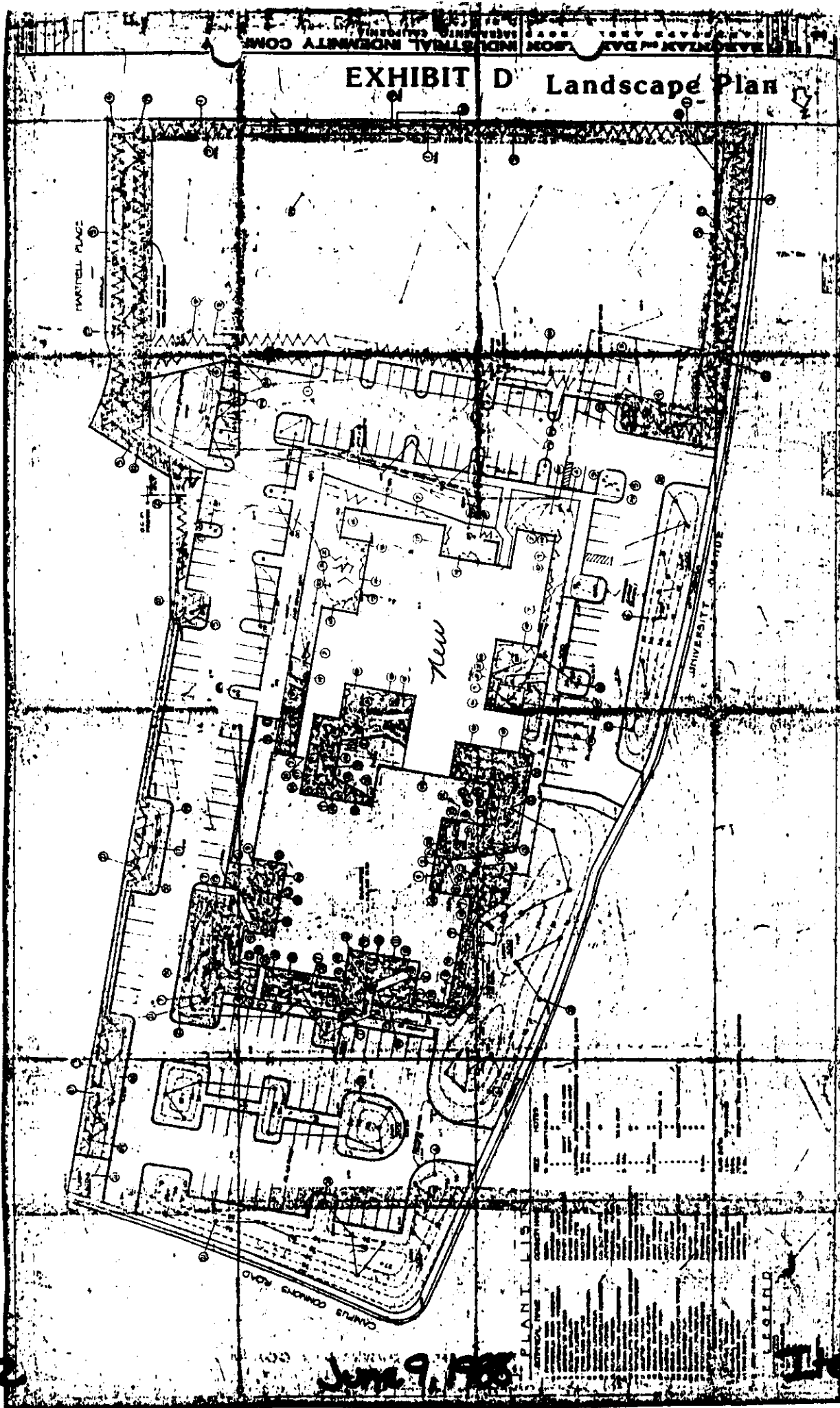
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INDUSTRIAL PROPERTY COMPANY

# EXHIBIT D Landscape Plan



HATFIELD PLACE

UNIVERSITY AVENUE

CAMPUS COMMONS ROAD



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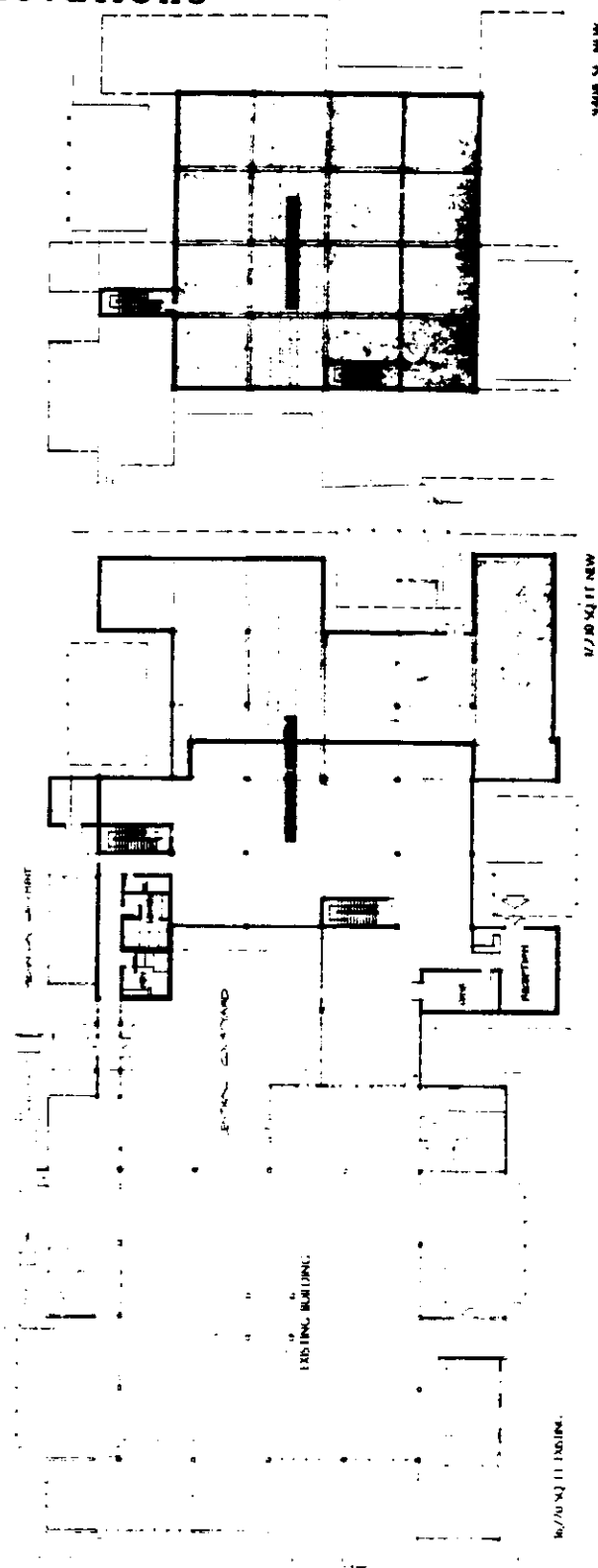
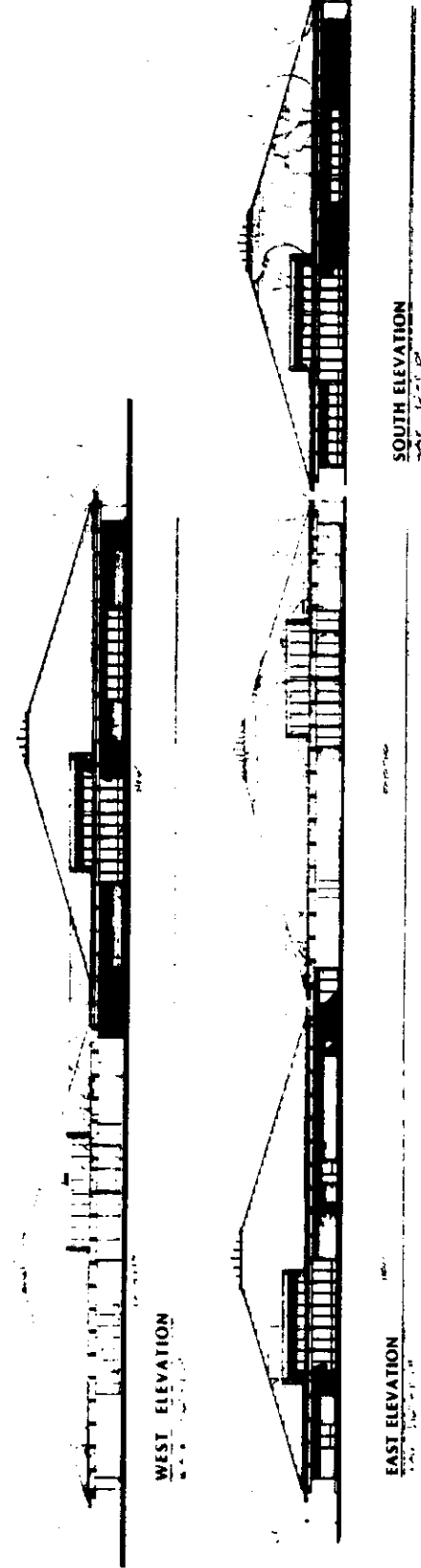
DEANE UNGER  
ARCHITECTS  
100 UNIVERSITY DRIVE, SACRAMENTO, CALIFORNIA 95825  
TELEPHONE (916) 441-2000

INDUSTRIAL IDENTITY COMPANY EXPAN  
400 UNIVERSITY DRIVE, SACRAMENTO, CALIFORNIA

**EXHIBIT E**

DATE: 6/17/88  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. 2

**Floor Plans/Elevations**



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**EXHIBIT F**

May 10, 1988

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAY 12 1988

**RECEIVED**

City of Sacramento  
Planning Department  
1231 I Street  
Sacramento, CA 95814

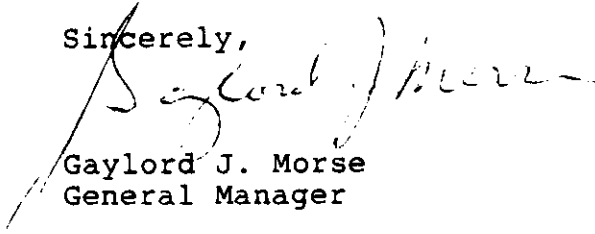
Attn: Joy Patterson

Dear Joy:

Campus Commons Village I, III and X have reviewed the plans for the expansion of Industrial Indemnity Insurance Company at 400 University Avenue. While they do not oppose the expansion, they do feel the certain stipulations are required in the special permit. First, there must be either a fence or wall constructed along the south boundary of the property and Campus Commons Village 10. This is necessary to separate the commercial and residential areas visually and to prevent easy access to the Villages of Campus Commons both during the day and particulary at night.

Second, no access should be allowed to Hartnell place, either by the construction of paths or driveways or by the removal or reduction of existing foliage and trees.

Sincerely,

  
Gaylord J. Morse  
General Manager

cc: Harold Carroll  
John Apostolo  
Jerry Blum

GJM/wc

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