

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

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NOVEMBER 18, 1993
ITEM #

P93-005 - TICON IV

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit for a major project to construct a ~~56,732~~57,606 square foot office building on 1.51+ developed acres in the General Commercial (C-2) zone. (Staff amended)
 - D. Variance to waive 17 parking spaces.

LOCATION: 2700 Stockton Blvd, Southwest corner of Stockton Blvd. and 2nd Ave.
Assessor's Pcl. No. 014-0121-001
East Broadway
Sacramento City Unified School District
Council District 5

APPLICANT:	FKA of Sacramento and San Francisco, Judy Komar, 641-1555 2020 Hurley Way, Ste. 310, Sacramento, CA 95825
OWNER:	Twenty-Seven Hundred Stockton Blvd., A CA Limited Partnership 729 Sunrise Ave. #313, Roseville, CA, 95661
APPLICATION FILED:	January 12, 1993
STAFF CONTACT:	Sandra Yope, 264-7158

SUMMARY/RECOMMENDATION: The applicant proposes to construct a ~~56,732~~57,606 square foot, three story office building with 135 parking spaces on 1.5+ developed acres. There will be a small 1,500 square foot deli/restaurant with 50 seats located within the building. The building will be leased by the UCD Med Center for administrative support offices. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the design of the proposed office building, the traffic impacts, and the compatibility with adjacent residential neighborhood. **Staff recommends approval**

of the project. This recommendation is based on its consistency with the policies regarding office development in the General Plan and the Zoning Ordinance. (*Staff amended*)

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial and Offices
 Community Plan Designation: n/a
 Existing Land Use of Site: Moose Lodge and Commercial Buildings
 Existing Zoning of Site: C-2

Surrounding Land Use and Zoning:

North: Single Family and Vacant, R-1 and C-2
 South: Office Building, C-2
 East: Commercial, C-4
 West: Single Family Residential, R-1

Setbacks:	Required	Provided
Front:	7.5/15'	7.5/15'
Side(N.):	5'	5'
Side(Int):	0'	0'
Rear:	15/100'	70/108'

Property Dimensions:	Irregular
Property Area:	1.51 \pm gross acres 1.05 \pm net acres
Square Footage of Building:	56,731 square feet
Height of Building:	44 feet, 3 stories
Exterior Building Materials:	Brick, glass, and adstone
Roof Material:	Cap sheet
Parking Provided:	134 136 spaces
Parking Required:	Office: 134 136 spaces (1 space per 400 sq. ft.) Restaurant: 17 spaces (1 space per 3 seats) Total: 151 153 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Agency

*Design Review	Design Review Staff
Transportation Management Plan	Public Works, Transportation Division
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Groundwater Discharge Permit	Public Works, Development Services
Building Permit	Building Division

*Requires a public hearing.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Community Neighborhood Commercial and Offices. The proposed office building is consistent with the land use designation. The proposed project is also consistent with applicable General Plan policies. A policy related to office centers strongly encourages new office development to incorporate non-office ground floor retail uses. There will be a deli/restaurant located on the ground floor to serve the public and offices in the nearby area. Other policies which relate to site design include: "1) Encourage new commercial and office establishments, in suburban areas, to front directly on the sidewalk with parking in the rear. and 2) Encourage existing and new commercial office establishments to develop and enhance pedestrian pathways...." The proposed project has gone through several major redesigns to create a building facade that is pedestrian friendly and more in character with a residential neighborhood. The parking area is underground and located to the rear of the building; the building will be located as close to the street as allowed by setbacks; and there will be an outdoor patio area for the restaurant on the ground floor. Additionally, there will be landscaping along both street frontage walkways. The proposed project will provide a transition from the commercial and office buildings along Stockton Boulevard to the residential neighborhoods immediately to the west.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The submitted site plan indicates a 56,731 square foot office building with parking in the rear and underground that has frontage on Stockton Boulevard and 2nd Avenue (see Exhibit A). There are existing buildings on the site that will be removed. The proposed building will have staggered building setbacks to meet all the Zoning Ordinance setback requirements. The front elevation along Stockton Boulevard will have a false front including an open wall area around the restaurant's outdoor patio area at the 7.5 foot setback line for the section of building under 26 feet in height. The main wall face of the building

will be located at the 15 foot setback line which is required for building sections greater than 26 feet in height. The deli/restaurant will have approximately 1,100 square feet of an open patio area located at the northeast corner of the building with all seating out of the setback area.

The rear of the building is located 70 feet from the rear property line which is adjacent to residential property. The Zoning Ordinance requires any building located in the (C-2) zone that is within 100 feet of residential property to be limited to 35 feet in height. The rear of the building within the 100 feet of the adjacent residential property will have a height of 35 feet. The third floor section in that area will be an open air balcony and the wall for the third floor office area will be 108 feet from the rear property line.

The building will connect to an adjacent building to the south with an enclosed bridge at the second and third floor levels. The south interior side does not require a building setback. The Zoning Ordinance requires a five foot street side yard setback. The building will have a five foot setback at the narrowest point along 2nd Avenue. The proposed setback line is based on the future property line should 2nd Avenue be realigned.

The trash enclosure will be located ~~in the southwest corner of the site, 15 feet away from the rear property line.~~ *behind the south stairwell located near the connecting bridge for the Ticon III site.* Staff recommends that the trash enclosure be built to the standards in the Zoning Ordinance. The enclosures should also provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance. The site plan indicates an eight foot high solid masonry wall will be constructed along the west property line. The wall is required by the Zoning Ordinance for non-residential uses which abut residential uses. Staff recommends that the wall be a decorative masonry wall. *(Staff amended)*

2. Parking/Circulation

There are two driveway entrances/exits proposed for the site. The site will share the existing driveway off of Stockton Boulevard located on the adjacent Ticon III site along the south property line. The on-site driveway will be off of 2nd Avenue at the northwest corner of the site. The ramp to the underground parking will be located off this driveway. There will be one level of underground parking. There will also be parking stalls along the west side of the property at ground level.

A total of ~~151~~ 153 spaces are required for the project based on the Zoning Ordinance requirement of one space for 400 square feet of office (~~135~~ 136 spaces required) and one space for every three seats in the deli/restaurant (17

spaces required). Approximately 1,600 square feet for gross square footage was not counted in the parking calculation to account for open areas to the second floor that will be incorporated in the interior design of the building. The proposed project will provide ~~134~~ 136 parking spaces. The office space is to be used for administrative support functions for the UCD Med Center. Staff recommends the office space not be used or converted in the future to any medical or dental use. *(Staff amended)*

The applicant is requesting a Variance to waive 17 parking spaces for the seating in the restaurant. The applicant is providing the deli/restaurant at the request of staff, the Design Review Board, and the neighborhood groups. The restaurant will serve employees of the building, local residences, and other nearby offices. The UCD Med Center provides an extensive shuttle service to all of their buildings which will also include this building. Staff believes the patrons of the restaurant will either walk or use the shuttle service and there is limited street parking along 2nd Avenue. Therefore, staff supports the variance to waive the parking. Staff recommends all the visitor parking be located on the first floor level and clearly marked.

The applicant is required by the Zoning Ordinance to provide 9 bicycle parking spaces. The site plan indicated that 14 bicycle parking stalls would be located in the below ground level parking area. The bicycle parking area should consist of 50 percent (five spaces) Class I parking facilities and the remaining four spaces may be either Class I, II, or III facilities. The site plan indicates all spaces will be within an enclosed locked room which qualifies as Class I parking facilities. The applicant exceeds the Zoning Ordinance bicycle parking requirement.

3. Landscaping

The landscape plan for the site proposes dense evergreen screening trees (Coast Redwood) along the west property line in the planter adjacent to masonry wall. There will be extensive landscaping along 2nd Avenue and Stockton Boulevard. Sycamore trees are proposed within a landscape planter between the curb and sidewalk along both streets and Bradford Pear trees along the Stockton Boulevard property line. Staff recommends that the landscape and irrigation plan incorporates the requirements of the water conserving landscaping ordinance.

4. Signage

There was no signage indicated on the submitted site plan or as a part of the application. Any signage must meet all the requirements required by the Sign Ordinance and have a sign permit.

C. Building Design

The proposed project includes a three story office building with a small deli/restaurant located on the ground floor. There will be two levels of parking including one level of underground parking. The site is located within Oak Park Design Review District. The project has had numerous design changes at the request of the Design Review Board. After several hearings and presentations before the Board, final approval was given on November 3, 1993 (DR93-106). Exterior building materials consist of brick, glass, and adstone with a cap sheet roof. The exterior colors have not yet been determined. The final exterior color scheme is required to be reviewed and approved by the Design Review staff.

The front elevation indicates that each floor of the building will step back from the corner. The main entry will be off of Stockton Boulevard. There will be a front wall along the setback line that is a false wall. This design requirement was one of the required changes and the final design of the front wall area will be reviewed and approved by the Design Review staff. There will be a connecting bridge from the south side of the building to an adjacent building. The bridge will connect at the second and third floors and will provide office area in addition to an enclosed thoroughfare. There will be several open air balcony patio areas on the second and third floors on the east and west side of the building.

The building will be 44 feet to the plate line at the highest point. There are several parapet columns that extend an additional four feet as architectural features. The submitted floor plans are very general and specific office space designation has not been determined yet. The office area will total 55,243 square feet. The deli/restaurant will be approximately 1,500 square feet in size.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and traffic. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit A).

B. Public/Neighborhood/Business Association Comments

The project application packet was sent to the Oak Park Neighborhood Improvement Association, UCD Med Center Association, the Oak Park PAC, and

the Elmhurst Neighborhood Association. The Oak Park PAC voted in favor of the revised project. Staff received a letter from adjacent residential property owners requesting the required masonry wall along the west property line be increased from six feet to eight feet in height (see Attachment 3). The applicant has indicated an eight foot high wall on the most recent revised site plan.

The UCD Med Center Association provided a many comments in response to the original project proposal (see Attachment 4). Their major concerns are: the building is out of scale and character with the adjacent residential neighborhood; the project's street facade is devoid of pedestrian interest; the proposed development exceeds maximum floor area for the zoning; and there is no pedestrian entrance provided on the building's street frontage. Staff met with a representative of the Association to discuss the comments. The project does not exceed a maximum floor area for the zone because there is no standard for commercial development in the (C-2) zone. The applicant has been required by staff and the Design Review Board to revise the character and design of the building incorporating many of the suggestions of the Association. Additionally, the applicant has agreed to add a deli/restaurant on the ground floor to make the project more pedestrian friendly and to be more compatible with the surrounding area. Staff has not received any further comments from the Association since the project's incorporation of many their ideas. Staff has not received any calls or comments from any other groups or neighbors.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Traffic Engineering

The comments which are specifically listed as conditions in the resolutions addressed the parking layout requirements, street dedication, right-of way requirements, driveways, and reciprocal access easements.

2. Engineering Development

The comments which are specifically listed as conditions in the resolutions addressed site work requirements, groundwater discharge, and sewer requirements.

3. Sacramento Metropolitan Air Quality Management District

The District supports the high intensity infill development project along a transit corridor. The District also supports the attempt to utilize the lot efficiently and provide frontage along Stockton Boulevard to encourage pedestrian access.

The District encourages the developer to provide showers and locker facilities for cyclists, preferential parking spaces for carpool vehicles, and electric vehicle recharge infrastructure. Many of the District's suggestions will be incorporated in the major Transportation Management Plan required to be submitted by the applicant.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny all of them. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

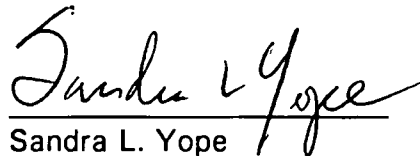
RECOMMENDATION: Staff recommends approval of the proposed development for the following reasons:

- o The proposed office project is consistent with the General Plan land use designation and policies.
- o The proposed project meets the Zoning Ordinance requirements for the site.
- o The proposed project will provide adequate setbacks, landscaping, and is compatible with adjacent residential development.

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Special Permit for a major project to construct a ~~56,732~~57,606 square foot office building. *(Staff amended)*
- D. Adopt the attached Resolution approving the Variance to waive 17 parking spaces.

Report Prepared By,



Sandra L. Yope
Assistant Planner

Report Reviewed By,

Barbara L. Wendt
Senior Planner

Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Petition from Neighbors for Wall
Attachment 4	UCD Med Center Association Comments
Attachment 5	Resolution for the Mitigation Monitoring Plan
Exhibit A	Mitigation Monitoring Plan
Attachment 6	Resolution for Special Permit
Exhibit B	Site Plan
Exhibit C	Floor Plans
Exhibit D	Elevations
Exhibit E	Landscape Plan
Attachment 7	Resolution for Variance

Amended By CPC 12-10-93

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 2700 STOCKTON BOULEVARD

(P93-005) (APN: 014-0121-001)

WHEREAS, the City Planning Commission on November 18, 1993, held a public hearing on the request for approval of a special permit for a major project to construct an office building for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with the surrounding office, commercial, and residential uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking, setbacks, and landscaping will be provided;
 - b. a decorative eight foot masonry wall will provide a buffer for the adjacent residential properties;
 - c. the building design conforms with the Design Review Board's design criteria and is compatible with the surrounding area.
3. The project is consistent with the General Plan which designates the site Community Neighborhood Commercial and Offices.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit for the office building are hereby approved, subject to the following conditions:
 - a. The office space shall not be used or converted in the future to any medical or dental use.
 - b. The applicant shall provide final floor plans for Planning staff review and approval prior to the issuance of building permits.
 - c. The landscape and irrigation plan shall incorporate the requirements of the water conserving landscaping ordinance.
 - d. All the visitor parking shall be located on the first floor level and clearly marked "VISITOR" and indicated on the site plan submitted for building permits.
 - e. A minimum of 20 feet shall be required from 2nd Avenue right-of-way and the parking spaces or ramp.
 - f. The applicant shall remove the existing driveway and construct curb, gutter, and sidewalk to match existing to the satisfaction of the Public Works Department.
 - g. The right-of-way dedication and street alignment shall be subject to the approval of the Traffic Engineer.
 - h. A 15 foot (minimum) radius is required between the ramp and the ground level parking area.
 - i. The applicant shall provide reciprocal access and maneuvering easements with the parcel to the south.
 - j. The driveway on 2nd Avenue shall be constructed to City standards.
 - k. All work within the public right-of-way shall be to City standards.
 - l. All parking spaces must be to City standards.
 - m. Right-of-way shall be dedicated and all public improvements shall be constructed in accordance with plans for the realignment of 2nd Avenue kept on file at the Transportation Division.
 - n. Final site design, including landscaping, shall comply with City standards for

visibility.

- o. On site grading, drainage, and paving shall be approved by Public Works prior to issuance of a Building Permit.
- p. The applicant shall obtain a groundwater discharge permit from the Public Works Department for the project if the applicant is required to discharge to the City system any construction dewatering, or any foundation or basement dewatering, or any contaminated or uncontaminated groundwater clean-up discharges.
- q. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.
- r. The applicant shall comply with the mitigation measures of the Mitigation Monitoring Plan.
- s. *The 1,500 square feet designated for deli/restaurant use on the site plan shall be used exclusively for deli/restaurant or retail use only. CPC added.*

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-005

Amended By CPC 12-10-93
RESOLUTION NO. 1494

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT
2700 STOCKTON BOULEVARD

(P93-005) (APN: 014-0121-001)

WHEREAS, the City Planning Commission on November 18, 1993, held a public hearing on the request for approval of a special permit for a major project to construct an office building for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with the surrounding office, commercial, and residential uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking, setbacks, and landscaping will be provided;
 - b. a decorative eight foot masonry wall will provide a buffer for the adjacent residential properties;
 - c. the building design conforms with the Design Review Board's design criteria and is compatible with the surrounding area.
3. The project is consistent with the General Plan which designates the site Community Neighborhood Commercial and Offices.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit for the office building are hereby approved, subject to the following conditions:
 - a. The office space shall not be used or converted in the future to any medical or dental use.
 - b. The applicant shall provide final floor plans for Planning staff review and approval prior to the issuance of building permits.
 - c. The landscape and irrigation plan shall incorporate the requirements of the water conserving landscaping ordinance.
 - d. All the visitor parking shall be located on the first floor level and clearly marked "VISITOR" and indicated on the site plan submitted for building permits.
 - e. A minimum of 20 feet shall be required from 2nd Avenue right-of-way and the parking spaces or ramp.
 - f. The applicant shall remove the existing driveway and construct curb, gutter, and sidewalk to match existing to the satisfaction of the Public Works Department.
 - g. The right-of-way dedication and street alignment shall be subject to the approval of the Traffic Engineer.
 - h. A 15 foot (minimum) radius is required between the ramp and the ground level parking area.
 - i. The applicant shall provide reciprocal access and maneuvering easements with the parcel to the south.
 - j. The driveway on 2nd Avenue shall be constructed to City standards.
 - k. All work within the public right-of-way shall be to City standards.
 - l. All parking spaces must be to City standards.
 - m. Right-of-way shall be dedicated and all public improvements shall be constructed in accordance with plans for the realignment of 2nd Avenue kept on file at the Transportation Division.
 - n. Final site design, including landscaping, shall comply with City standards for

visibility.

- o. On site grading, drainage, and paving shall be approved by Public Works prior to issuance of a Building Permit.
- p. The applicant shall obtain a groundwater discharge permit from the Public Works Department for the project if the applicant is required to discharge to the City system any construction dewatering, or any foundation or basement dewatering, or any contaminated or uncontaminated groundwater clean-up discharges.
- q. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.
- r. The applicant shall comply with the mitigation measures of the Mitigation Monitoring Plan.
- s. *The 1,500 square feet designated for deli/restaurant use on the site plan shall be used exclusively for deli/restaurant or retail use only. CPC added.*



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

P93-005