

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ted Walker, 1805-1st Avenue, Sacramento, CA 95818		
OWNER	Koko Pappadopoulos, 1420 Fulton Ave., Suite 6, Sacramento, CA 95825		
PLANS BY	Ted Walker, 1805-1st Avenue, Sacramento, CA 95818		
FILING DATE	3-25-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	4-18-83	EIR	ASSESSOR'S PCL. NO. 295-040-13

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop a 5,000 square foot office building in the Campus Commons PUD
 3. Plan Review

LOCATION: 975 University Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 5,000± square foot office building on a parcel currently developed with a 8,000 square foot office building in the Campus Commons PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and offices
Campus Commons (West Bridge)
PUD Designation: Offices
Existing Zoning of Site: OB-R (PC)
Existing Land Use of Site: Office and vacant

Surrounding Land Use and Zoning:

North: Guy West Bridge; A(PC)
South: Apartments; R-3(PC)
East: Commercial; C-1
West: American River Parkway; ARP-F

Parking Required: 52 spaces (for entire development on parcel)
Parking Provided: 52 spaces
Ratio Required: One space per 250 sq. ft. of gross floor area
Ratio Provided: One space per 250 sq. ft. of gross floor area
Property Dimensions: Irregular
Property Area: 32,000± square feet
Square Footage of Building: Proposed: 5,000 sq. ft.; Existing: 8,000 sq. ft.
Height of Structure: 35± feet
Significant Feature of Site: Located within American River Parkway Corridor
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Earth tones
Exterior Building Materials: Brick and wood shingles

PROJECT BACKGROUND: The subject site was originally developed as a dining facility for student housing located south of the site. On September 23, 1980 the Council approved the final entitlements necessary to allow the conversion of this facility into 8,000± square feet of offices (P-9092). The current applicant proposes to construct an additional 5,000 square foot office structure on the easterly portion of the site.

STAFF EVALUATION: Staff has the following comments pertaining to this application:

1. The existing site is zoned OB-R which permits the intended office use. The proposed structure is not similar in design to the existing office building on site (see Exhibit A). However, given the limitations of this existing structure, staff does not find it desirable that the proposed structure be limited by the design of the existing building. Also, the proposed structure is similar in design to the Executive Guild development located north of the site, and identical to a recently approved building also located north of the site (adjacent to Guy West Bridge).
2. The landscaped planters indicated within the site plan may not be of sufficient width to accommodate the required trees to comply with the 50 percent shading ordinance.
 - It may be necessary for these planter areas to be increased and therefore the total number of parking spaces decreased to achieve the required shading. Staff wishes to inform the applicant that the 5,000 square foot figure represents the maximum square footage of the building once compliance with the 50 percent shading ordinance and other conditions is assured.
3. No trash enclosures are indicated on the site plan. Staff recommends that a trash enclosure be provided and that it be constructed out of materials compatible in design to the overall development of this site.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Plan Review.

Special Permit - Conditions

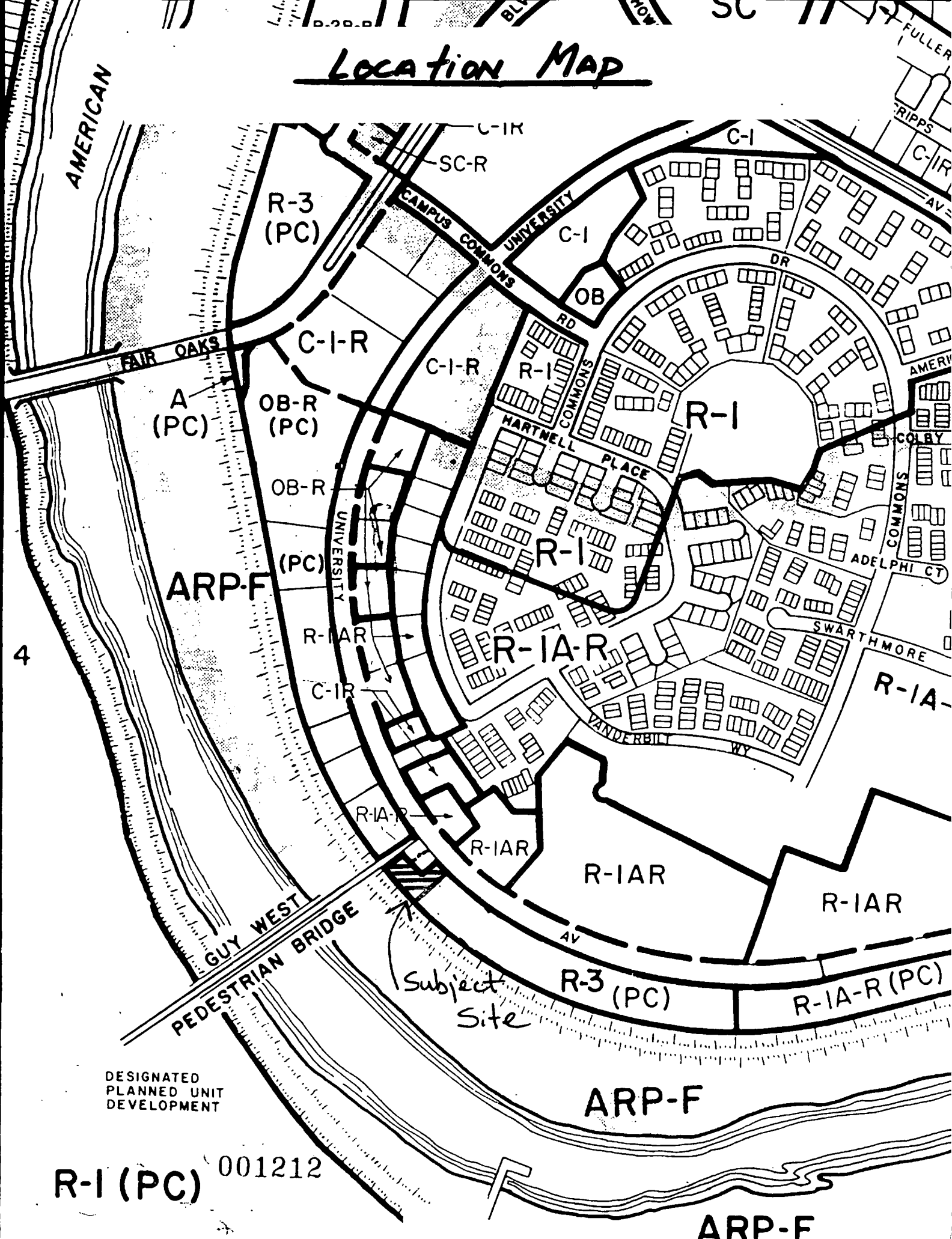
- a. The applicant shall submit final plans to Planning staff for review and approval prior to the issuance of building permits. These plans shall incorporate the following items:
 - 1) compliance with the 50 percent shading ordinance; and
 - 2) the location and design of a trash enclosure; and
 - 3) a detailed landscape and irrigation plan for the overall site.
- b. No final certificate of occupancy shall be issued until the Planning Director has inspected the site for compliance with conditions of the special permit.

Special Permit - Findings of Fact

- a. The proposed office structure and office use is based upon sound principles of land use in that it permits full utilization of an existing office site;

- b. The proposed project will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that adequate on-site parking is provided.
- c. The proposed use is in compliance with the objectives of the General Plan and the 1980 Campus Commons (West Bridge) PUD Schematic Plan which designates the subject site for office use.

Location Map



4

DESIGNATED
PLANNED UNIT
DEVELOPMENT

R-1 (PC)

001212

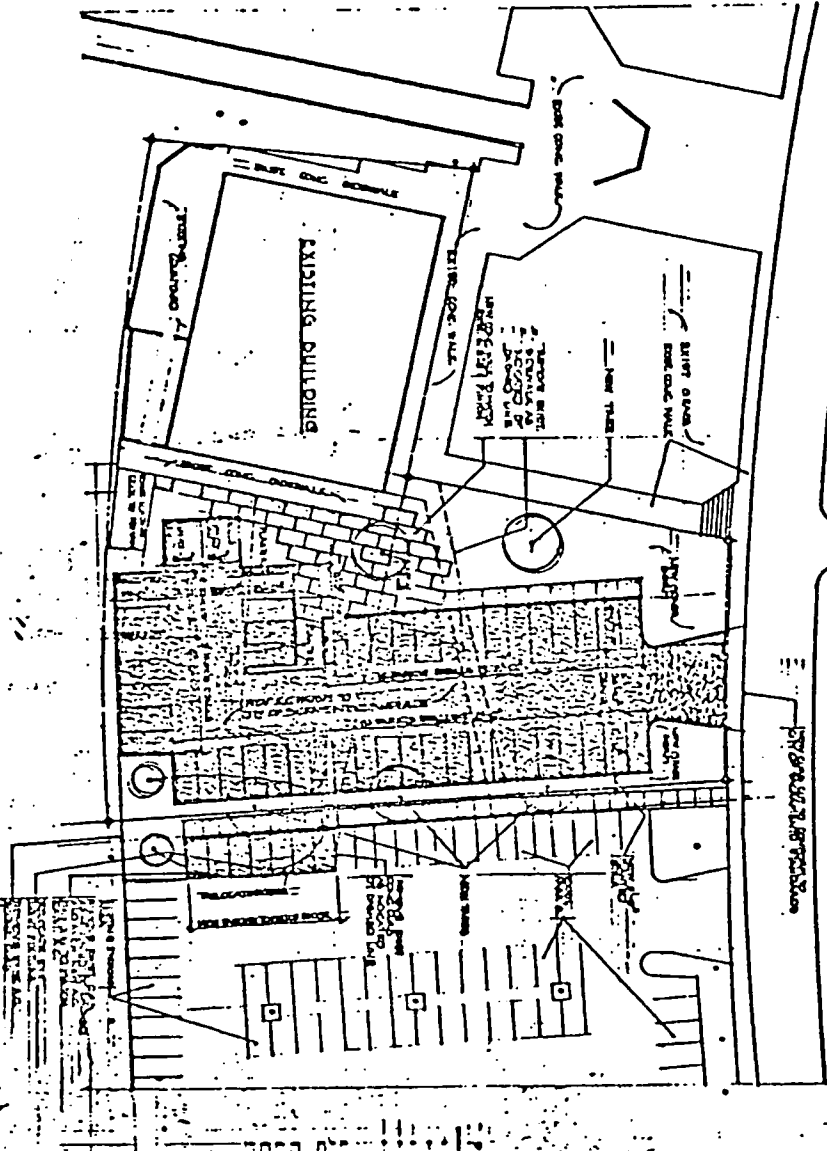
Subject
Site

ARP-F

ARP-F

001213

SITE PLAN



PROJECT DATA

PROJECT NAME: [REDACTED] UNIT 1 BUILDING
 PROJECT NUMBER: [REDACTED]
 ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]
 DATE: [REDACTED]

OFFICE BUILDING REVISION
 [REDACTED]
 CAMPUS COMMONS
 UNIVERSITY AVENUE
 SACRAMENTO, CA

[REDACTED]
 [REDACTED]
 [REDACTED]

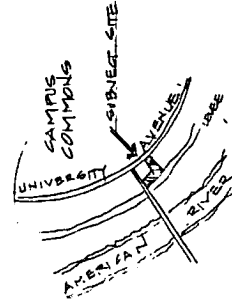
[REDACTED]
 [REDACTED]

date

SITE AREA (PARTIAL) 10,000 SF ±
 FLOOR AREAS GROSS 282,117
 LEVEL ONE 22,600
 TWO 15,200
 MEZZANINE 100
 TOTAL AREA 5000 SF

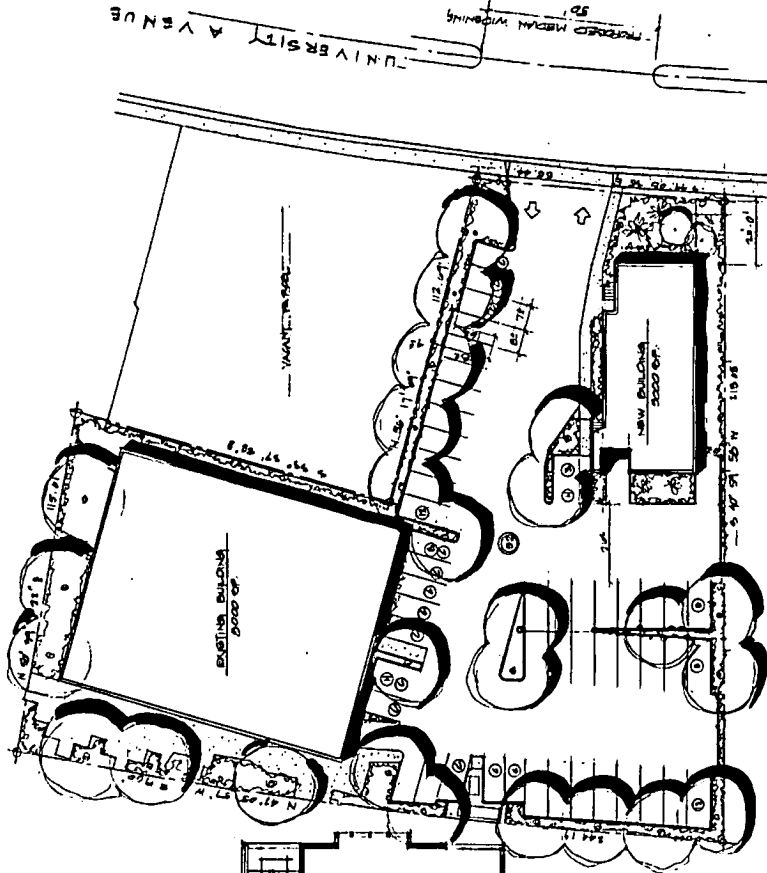
PARCEL NO. 145-040-15

PARKING
 RATIO REQUIRED 1:1250
 PARKING REQ. 52
 PARKING PROVIDED 2
 HANDICAPPED 2
 COMPACT 13
 STANDARD 37
 TOTAL 52 SPACES

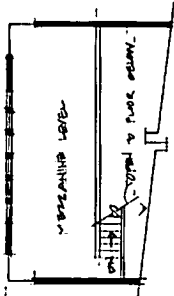


vicinity

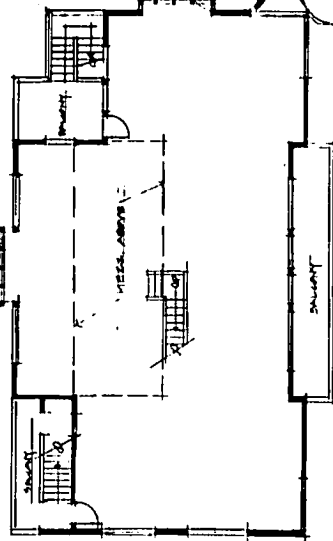
P 83090



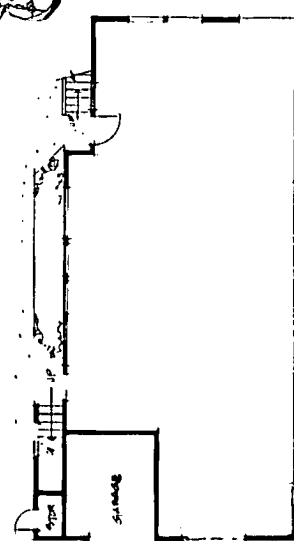
001214



mezzanine



second floor



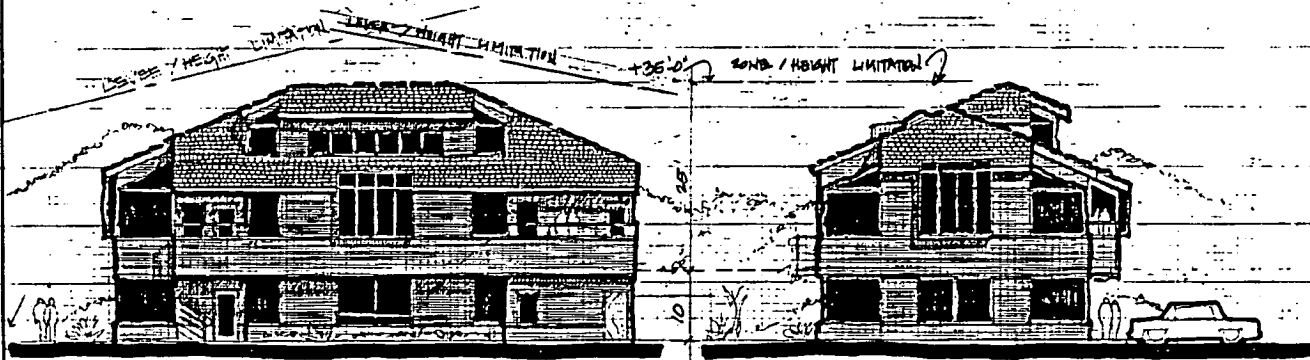
ground

P83-090

4-28-83

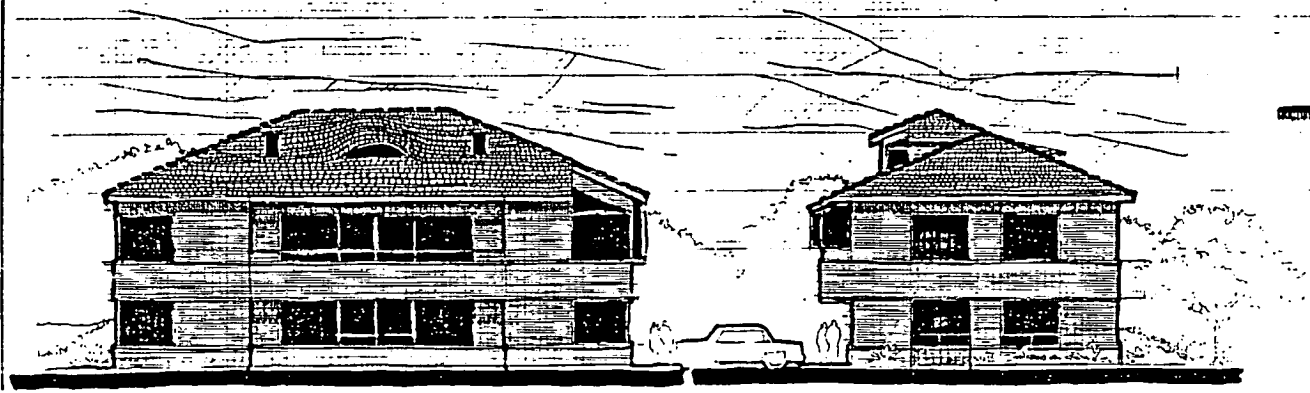
No. 15

Proposed Office



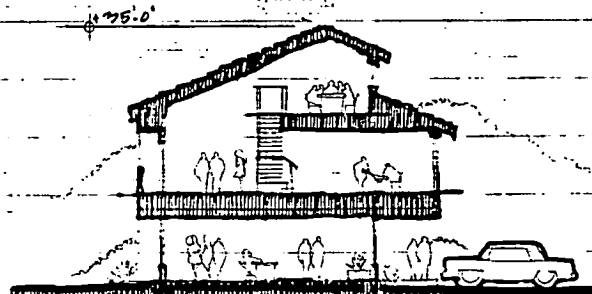
north

east

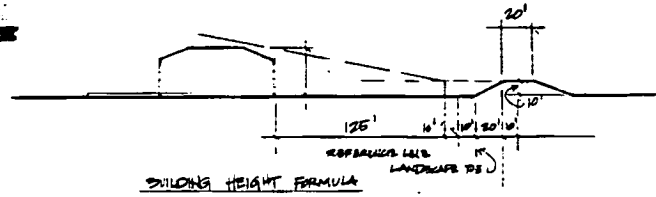


south

west



section



001215

P 83090

975 University Avenue

WALKER & ASSOCIATES ARCHITECTS
 975 UNIVERSITY AVENUE
 BERKELEY, CALIFORNIA 94720
 W&A

EXTERIOR ELEVATIONS

SECTION

12-12-83

125' x 110'

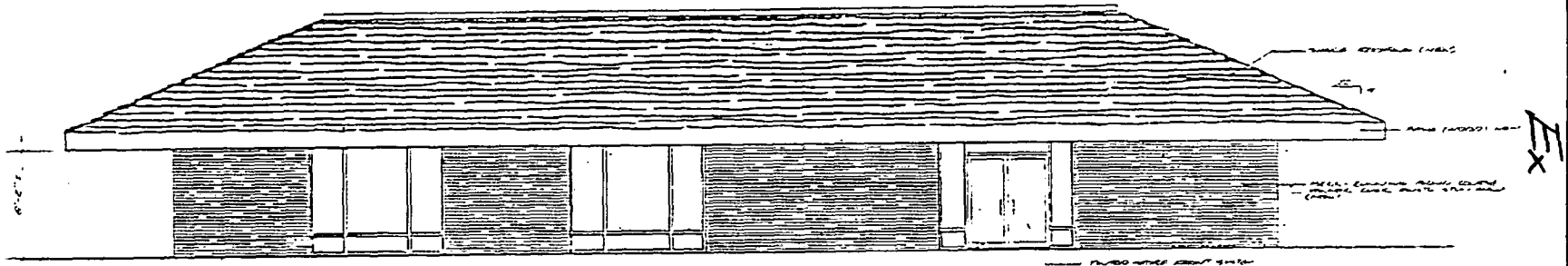
T.V.

2

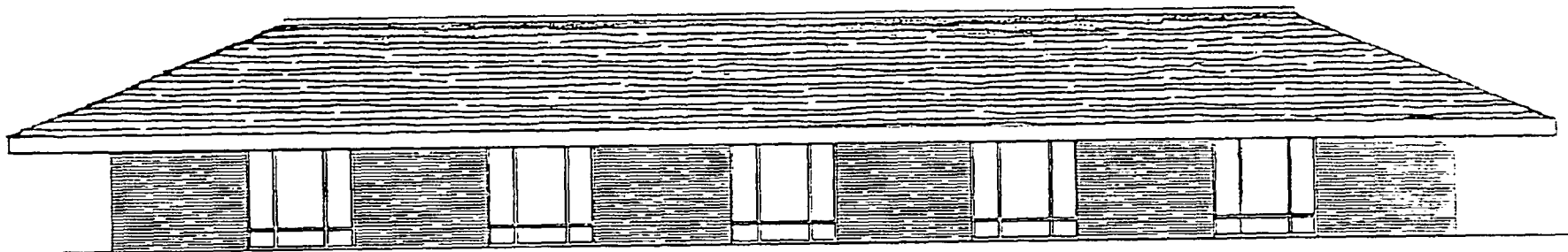
P83-090

4-28-83

Exhibit "A" Existing Office Development



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SEARCHED INDEXED
SERIALIZED FILED
APR 29 1983
FBI - MEMPHIS

EXHIBIT

APR 29 1983

83-090-117

83-090-117

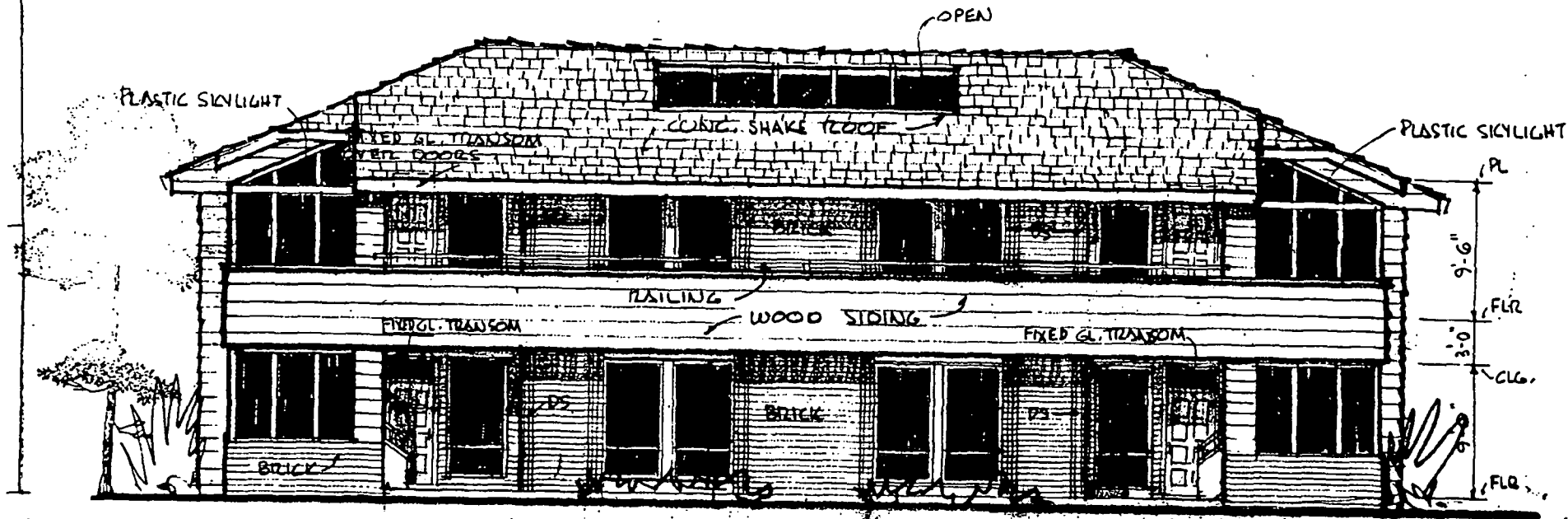
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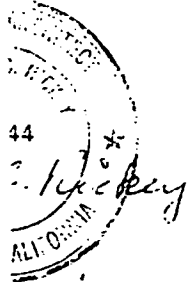
No. 15

001216

5



FRONT ELEV. (NORTH) SCALE: 1/8" = 1'-0"



NUE
8550

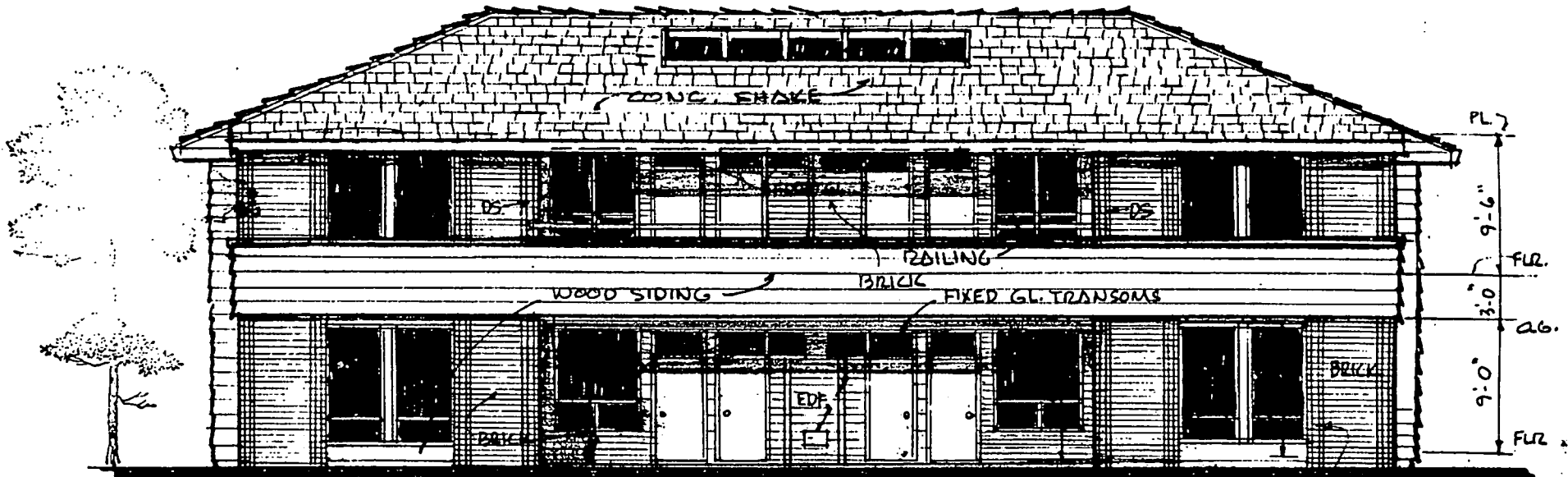
OFFICE BLDG. FOR
955 UNIVERSITY AVE. (CAMPUS COMMONS)
 SACRAMENTO CALIF.

001217

SITE PLAN APPROVED
 CITY PLANNING COMMISSION
 DATE: 10/13/03 BY: T. Miller
 PLANNING DIRECTOR

Approved Plans - Exterior
 Elevation Modification of
 P-03.090

SHEET 1



REAR ELEV. (SOUTH) SCALE: 1/8" = 1'-0"

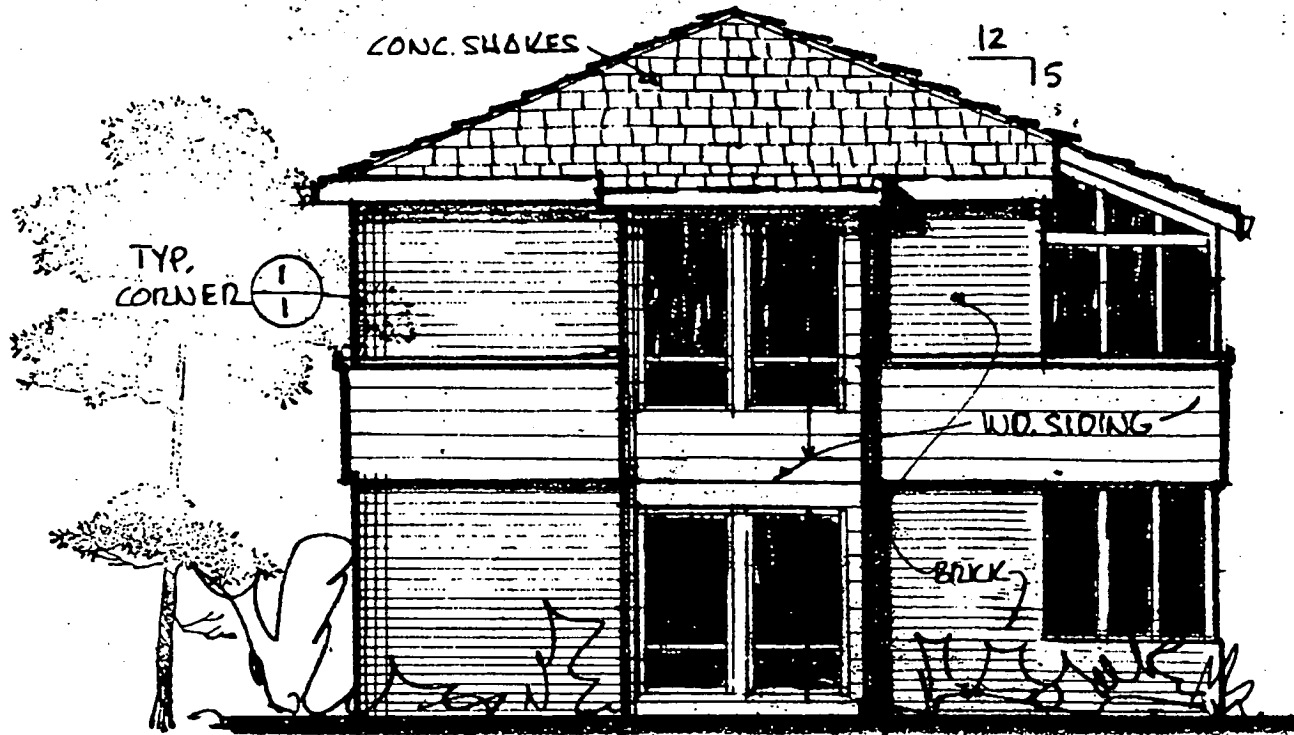
TYP. WINDOW TRIM $\frac{3}{1}$

SITE PLAN APPROVED
 CITY PLANNING COMMISSION
 DATE: 10/13/83 BY: T. Miller
 PLANNING DIRECTOR

Approval Plans - Exterior
 Elevations Modification
 of P-83.090

LM.

001218



END ELEV. SCALE: 1/8" = 1'-0"
 OPPOSITE END SIMILAR

SITE PLAN APPROVED
 CITY PLANNING COMMISSION
 DATE: 10/13/03 BY: T. Miller
 PLANNING DIRECTOR

Approval Plans. Exterior
 Elevation Modification of
 P-03-090

BLDG. FOR
IVERSITY AVE. (CAMPUS COMMONS)
 CALIF.

001219

FOR LOT LINE ADJUSTMENT APPLICATION RECORD OF SURVEY

A PORTION OF SECTION 07, 04 AND SECTION "A" OF MANCHO DEL PABO RECORDED IN 21 P.M. + SACHAMENTO COUNTY RECORDS.

CITY OF SACHAMENTO
MARCH 1980

CALIFORNIA
SCALE 1" = 50'

JTS. ENGINEERING
CONSULTANTS

SHEET 1 OF 1

LEGEND



- ⊙ SET 3/8" NIPPER TAGGED P.C.E. 22999
- FOUND MONUMENT AS LISTED
- DIMENSION POINT - NOTHING FOUND ON SET
- .. PUBLIC UTILITY EASEMENT LINE. (P.U.E.)

BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER-LINE OF UNIVERSITY AVENUE, AS SHOWN ON THAT PLAT DESIGNATED AS "CAMPUS COMMONS UNIVERSITY SQUARE UNIT NO. 1, RECORDED IN 08 P.M.C., SACHAMENTO COUNTY RECORDS.

ENGINEER'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME ON UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF JERRY STAVENIS ON MARCH, 1980.

JOHN A. GERMAN P.C.E. 22999

COUNTY RECORDER'S CERTIFICATE

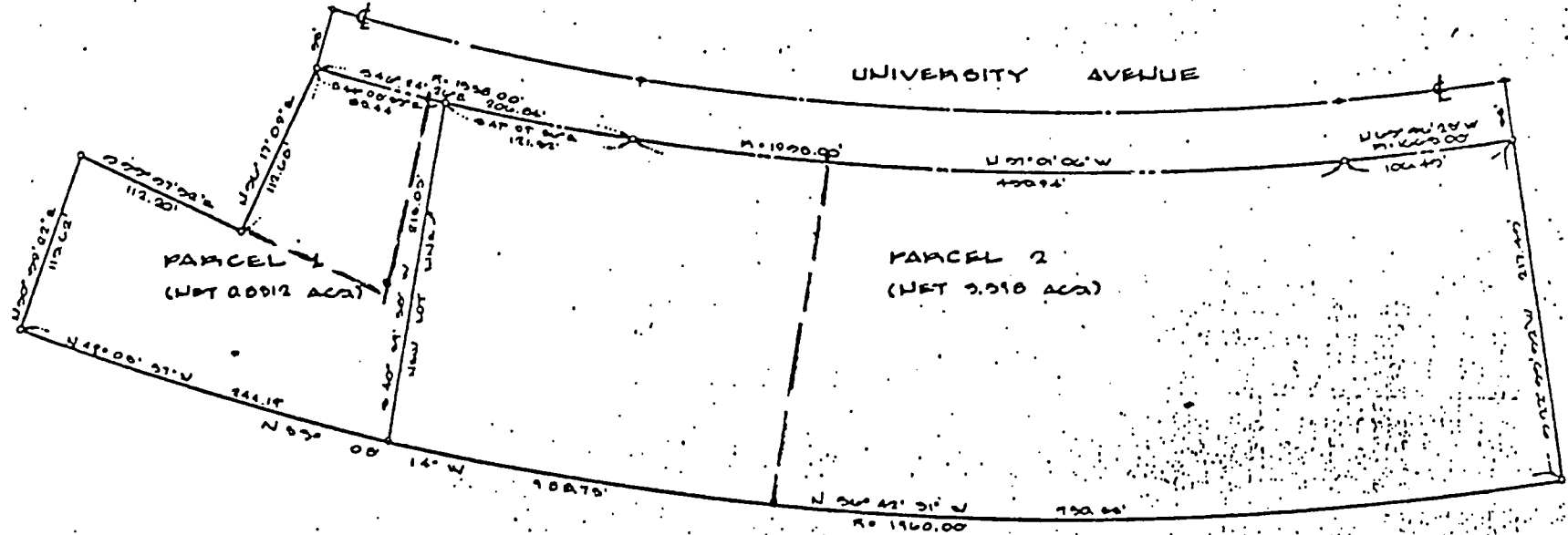
FILED THIS DAY OF 1980, AT M. IN BOOK OF SURVEYS AT PAGE , AT THE REQUEST OF

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT THIS DAY OF 1980.

COUNTY SURVEYOR

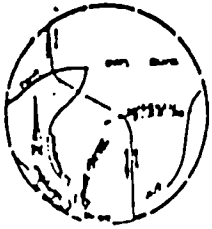


001220

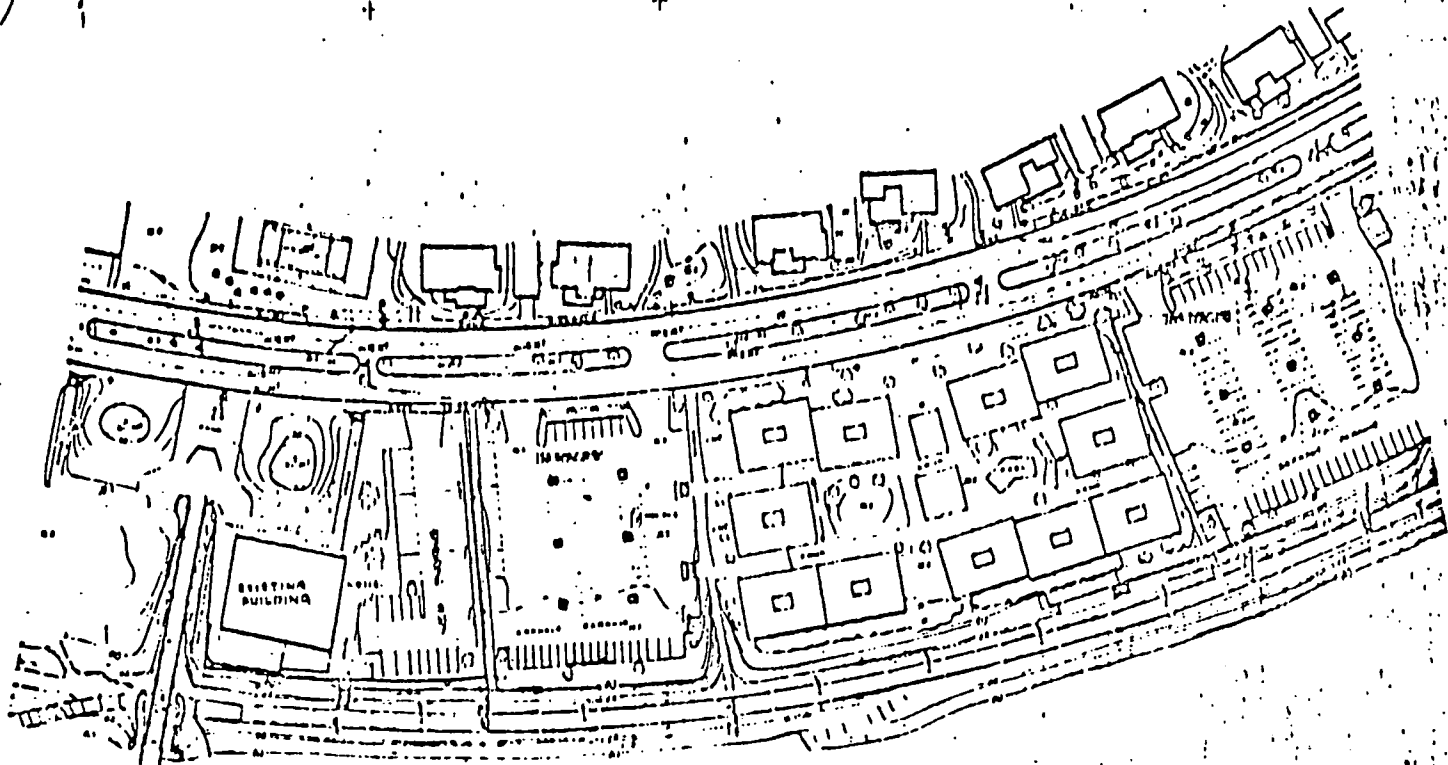
P-9071

7/10/80

ITEM NO. 11



VICINITY MAP



001221

- LEGEND
- EXISTING
 - PROPOSED
 - CONCRETE
 - MASONRY
 - METAL
 - WOOD
 - GLASS
 - PLASTER
 - Gypsum Board
 - INSULATION
 - ROOFING
 - PAINT
 - FLOORING
 - FINISH

AREA PLAN

UNIVERSITY DRIVE

EXISTING BUILDING

PROPOSED BUILDING

LANDSCAPE UNIT

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
WATER
SEWER
GAS
ELECTRICITY
TELEPHONE
CABLE
TELEVISION
INTERNET

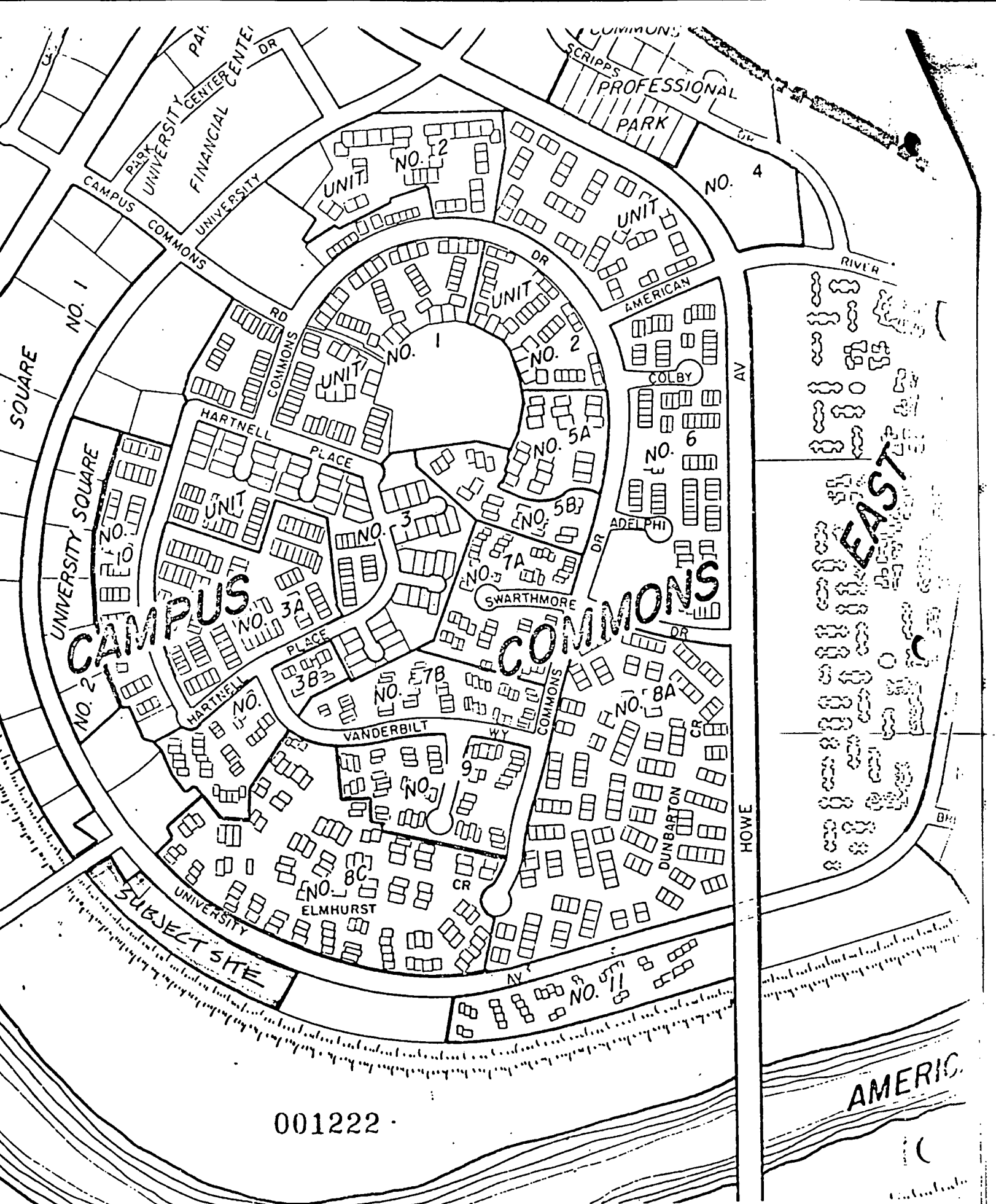
JTS ENGINEERING CONSULTANTS, INC.

11111 UNIVERSITY DRIVE
 940 UNIVERSITY DRIVE

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

940 UNIVERSITY DRIVE

1/1



001222

9071

JULY 10 80



ITEM NO. 11

AMERIC

P-9071

STAFF REPORT AMENDED 7-10-80
STAFF REPORT CORRECTED 7-10-80

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

previous application

APPLICANT	Rick Jackson, 955 University Avenue, Sacramento, CA		
OWNER	Jerry & Penny Staveris, 955 University Avenue, Sacramento, CA		
PLANS BY	JTS Engineering, 811 "J" Street, Sacramento, CA		
FILING DATE	6-6-80	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC	6-30-80	EIR	ASSESSOR'S PCL. NO. 295-040-07, 08

- APPLICATION:
1. Environmental Determination
 2. Schematic Plan Amendment to convert an existing student dining hall to office use
 3. Special Permit for 8,000+ sq. ft. office building
 4. Lot Line Adjustment

LOCATION: 955 University Avenue (west side of University, south from Guy West Bridge)

PROJECT INFORMATION:

General Plan Designation: Commercial/Office
 Westbridge PUD Schematic
 Plan Designation: Student dining hall
 Existing Zoning of Site: C-1 (P-C)
 Existing Land Use of Site: Student dining hall (not in use)

Surrounding Land Use & Zoning:

North: Vacant and retail; OBR(PC), A(PC), C-1
 South: Apartments; R-3(PC)
 East: Multi-family; R-1A-R
 West: American River Parkway; ARP-F

Building Size: 8,000+ sq. feet
 Building Heights: One story
 Property Size (office): 0.8312 ac. (proposed)
 Building Density: 0.22 FAR (floor area ratio)
 Parking Required: 32 Parking Proposed: 48

BACKGROUND INFORMATION: An application (P-8258) for conversion of the student dining to office use and adjacent student housing to apartments was submitted on June 2, 1978. Along with the concurrent application for lot line adjustment (P-8266) it was later withdrawn.

The student dining hall was approved as an accessory to the adjacent Westbridge student housing complex to the south. The approval included the waiver of required parking, inasmuch as parking was to be provided for the housing.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The student housing that the dining hall is intended to serve is being renovated to include self contained kitchen facilities. As such, the dining hall has become a non-essential use.

001204

2. The conversion to offices would include development of additional parking spaces. These will be for the exclusive use of the office tenants. Although 32 spaces are required, the submitted plan provides for 48.
3. As a result of the increased parking, landscaping will be reduced substantially. The design of the remaining landscaped area will be significant in screening the existing and proposed parking areas.
4. The existing walkway which parallels the edge of the student parking lot will become less functional with the conversion of the dining hall. It will no longer provide access to the dining hall area, but instead will merely separate the two parking lots. Staff suggests that it be replaced with additional landscaping.
5. No signage has been submitted for Commission review.
6. The lot line adjustment would separate the proposed office use from the student housing complex. It is a proper action consistent with the requested conversion from student dining use.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Recommend approval of the Schematic Plan Amendment from student dining hall to office use;
3. Approve the Special Permit for 8,000+ sq. foot office building, subject to conditions and based on findings of fact that follow; and
4. Approve the lot line adjustment subject to conditions that follow:

Conditions - Special Permit

- a. Replace with landscaping the existing walkway that parallels the new southerly property line of the office site.
- b. Applicant to submit detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permits. The landscape design *shall* focus on screening the parking areas from the public view.
- c. The project shall comply with Parkway Corridor regulation in Section 24 of the Zoning Ordinance (color/glare, exterior lighting, signs, fencing, landscaping, etc.).
- d. A sign program shall be submitted for review and approval by staff.
- e. *The median strip on University Avenue shall be maintained by the property owners of the parcels to be created by the lot line adjustment. Each owner shall be responsible for the segment of median directly opposite his frontage.*

*See page 3

Conditions - Lot Line

- a. New lot lines shall be monumented and certified by a licensed land surveyor or Civil Engineer.
- b. Property descriptions and closure calculations shall be submitted to the City Engineer by a licensed land surveyor or Civil Engineer.
- c. Location of water and sewer service pipelines shall be shown.

**See page 3

Findings of Fact

1. The proposed conversion is based on sound principles of land use in that the site is adjacent to an area of existing and approved office buildings.
2. The project will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that additional parking shall be provided at a ratio more than adequate to serve the needs of the proposed office use.
3. The proposed use is in compliance with the objectives of the General Plan and the Westbridge PUD Schematic Plan, as to be revised.

**CPC added:*

f. Landscaping along the median strip shall be rejuvenated within 30 days or revocation action shall be taken.

***CPC added:*

d. Lot line adjustment shall not be recorded until the landscaping along the median strip is improved and necessary irrigation installed.