

# CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827				
OWNER	McCuen & Steele, 11121 Suncenter Drive, Rancho Cordova, CA 95670				
PLANS BY	Comstock Johnson, architects, 3417-B Arden Way, Sacramento, CA 95825				
FILING DATE	7/6/84	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC	7/30/84	EIR		ASSESSOR'S PCL. NO.	250-370-01,02

**APPLICATION:** Planning Commission review of two office/warehouse buildings on 3.85+ vacant acres in the Heavy Commercial-Review (C-4-R) and General Commercial (C-2) Zones

**LOCATION:** NE corner Northgate Boulevard and Patio Drive

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct two office buildings on part of Sutter Business Park.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
1978 South Natomas Community Plan Designation:	Heavy Commercial/Industrial
Existing Zoning:	C-4-R and C-2
Existing Land Use:	Vacant

**Surrounding Land Use and Zoning:**

North:	Building under construction; M-1(S)
South:	Vacant/Single Family; R-1 and R-2A
East:	Single Family/Vacant; M-1(S)
West:	Vacant/Single Family & Model Home; R-3(PUD); R-1

Parking Required:	40 spaces office; 24 spaces warehouse (assuming 40:60 percent split)
Parking Provided:	159 spaces (see staff recommendation)
Ratio Required:	1:400-office; 1:1,000-warehouse
Ratio Provided:	1:251
Property Dimensions:	Approx. 380' x 440'
Property Area:	3.8+ acres
Square Footage of Buildings:	G-14,400; H-25,600; Total: 40,000
Height of Structure:	17 feet
Significant Feature of Site:	Adjacent to drainage canal/floodway
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Sanitary sewer not available to site
Exterior Building Colors:	Gray or brown-tan-brick
Exterior Building Materials:	Concrete tilt-up with glass panels and brick

BACKGROUND: The Commission and Council previously approved several applications involving this site (P84-005 on 3/22/84), lot line adjustment to merge three parcels, and plan review for development of office/warehouse and medical laboratory on 4+ acres in C-4-R and M-1(S) zones; tentative map to divide 3.75+ acres into nine parcels in the Heavy Commercial-Review (C-4-R) and Light Industrial (M-1(S) zone (P84-161 on 7/3/84).

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

1. The subject site is a 4+ acre portion of two existing parcels, located at the northeast corner of Northgate Boulevard and Patio Avenue. The portion being reviewed is mostly in the Heavy Commercial-Review (C-4-R) zone, with the remaining southwest portion in the General Commercial (C-2) zone.
2. The applicant proposes to build two office/warehouse buildings. Building G is 14,400 square feet and Building H is 25,000 square feet and totaling 40,000 square feet. The developer has no specific tenants, so the mix of office to warehouse will vary. However, sufficient parking is proposed to accommodate a total office use. (Required office ratio is 1:400. The provided ratio is 1:251).
3. The proposed project has been reviewed by City Engineer, Fire Department and Traffic Engineer. The following comments were received:

Engineering

- a. The standard improvements shall be provided;
- b. The applicant shall check with the County Sanitation District and meet all their requirements as City record indicates no sanitary service to the site;
- c. Driveways shall not cross property lines.

Traffic Engineering

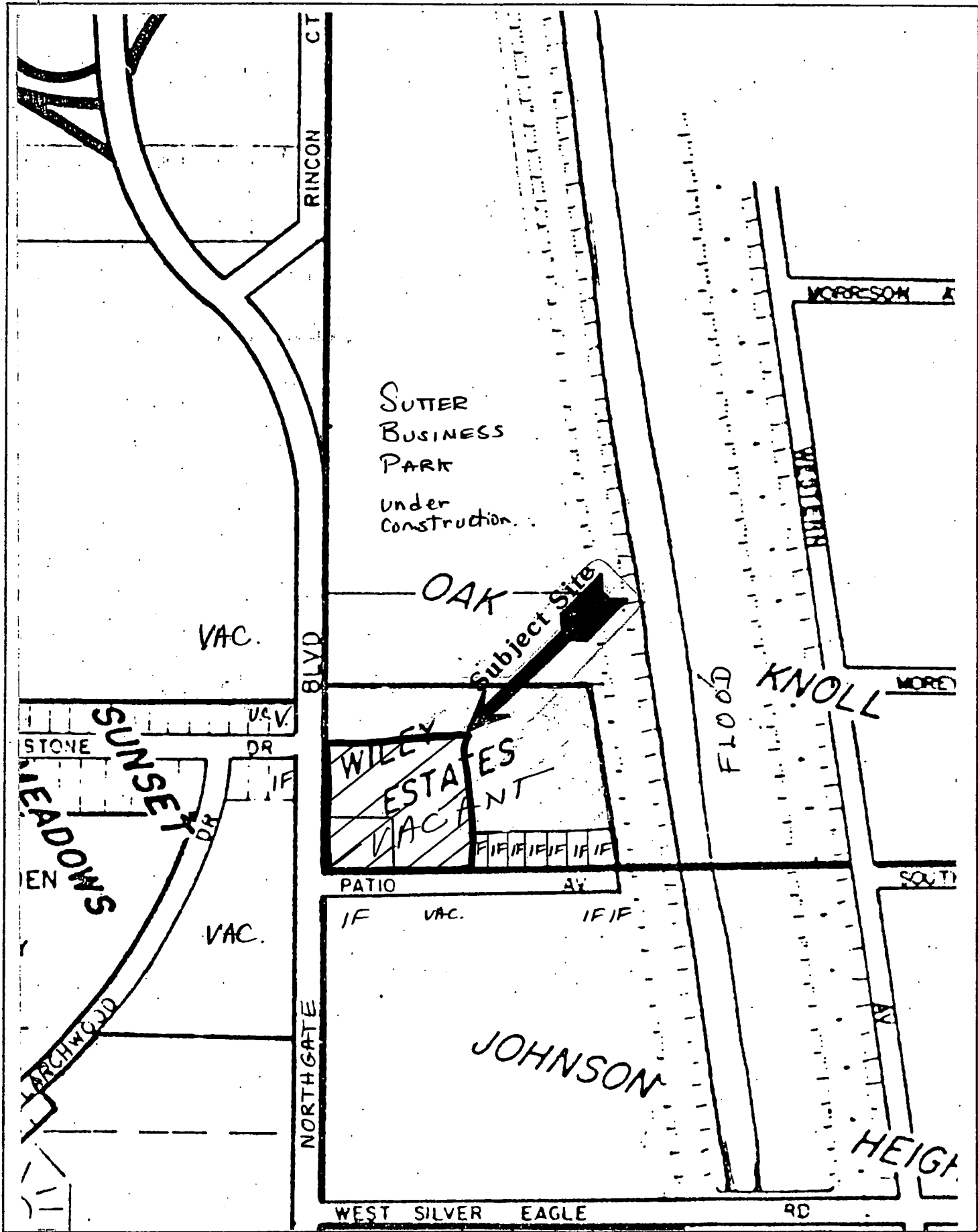
- a. No permits will be issued for driveways if property lines bisect driveways;
  - b. A minor circulation problem at the east end should be corrected. See staff recommendation-Exhibit A. (This will reduce the number of spaces by two.)
4. The trash enclosures should be enclosed with a minimum six-foot masonry wall, matching the main building material, with heavy gauge metal gates. It should be designed to allow walk-in access without having to open the gates.

5. A sign program for this portion of the Sutter Business Park complex should be reviewed and approved by the Planning Director prior to issuance of any sign permit. Signage for all other portions of the complex should be similarly reviewed at the time of development.
6. Six parking stalls facing the west wing of Building H scale out to the 16 foot compact size. If they are to be standard 18 foot stalls, the applicant should be aware that the allowed two-foot overhand can only be over a landscaped area.
7. It should be noted that a portion of Building H is located in the General Commercial (C-2) zone which does not allow warehouse uses. The applicant/developer should rezone this C-2 portion to bring it into conformance with the rest of the parcel and its proposed use.
8. Earlier approvals for Sutter Business Park required a full schematic plan be provided. A rough schematic plan is attached as Exhibit B for the Commission's information.

STAFF RECOMMENDATION: Staff recommends the following actions:

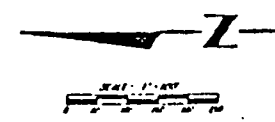
- A. Ratification of the Negative Declaration;
- B. Approval of the Plan Review for two proposed structures totaling 40,000 square feet, subject to the following conditions:
  1. The standard improvements shall be provided to the satisfaction of Engineering;
  2. The applicant shall check with the County Sanitation District;
  3. The project shall be redesigned so that property lines do not bisect driveways;
  4. Parking lot circulation shall be redesigned as in Exhibit A;
  5. The trash enclosure shall be enclosed with a minimum six-foot masonry wall matching the main building material, with heavy gauge metal gates. It should be designed to allow walk-in access without having to open the gates;
  6. A sign program for this portion of Sutter Business Park complex should be reviewed and approved by the Planning Director prior to issuance of any sign permit. Signage for all other portions of the complex should be similarly reviewed at the time of development;
  7. Six parking stalls facing the west wing of Building H shall be labeled "compact", or the area redesigned for vehicles overhanging a landscaped area;

8. The General Commercial (C-2) portion of this site shall be rezoned to bring it into conformance with the rest of this project and its proposed uses. This must be approved by the City Council prior to any occupancy of Building H.

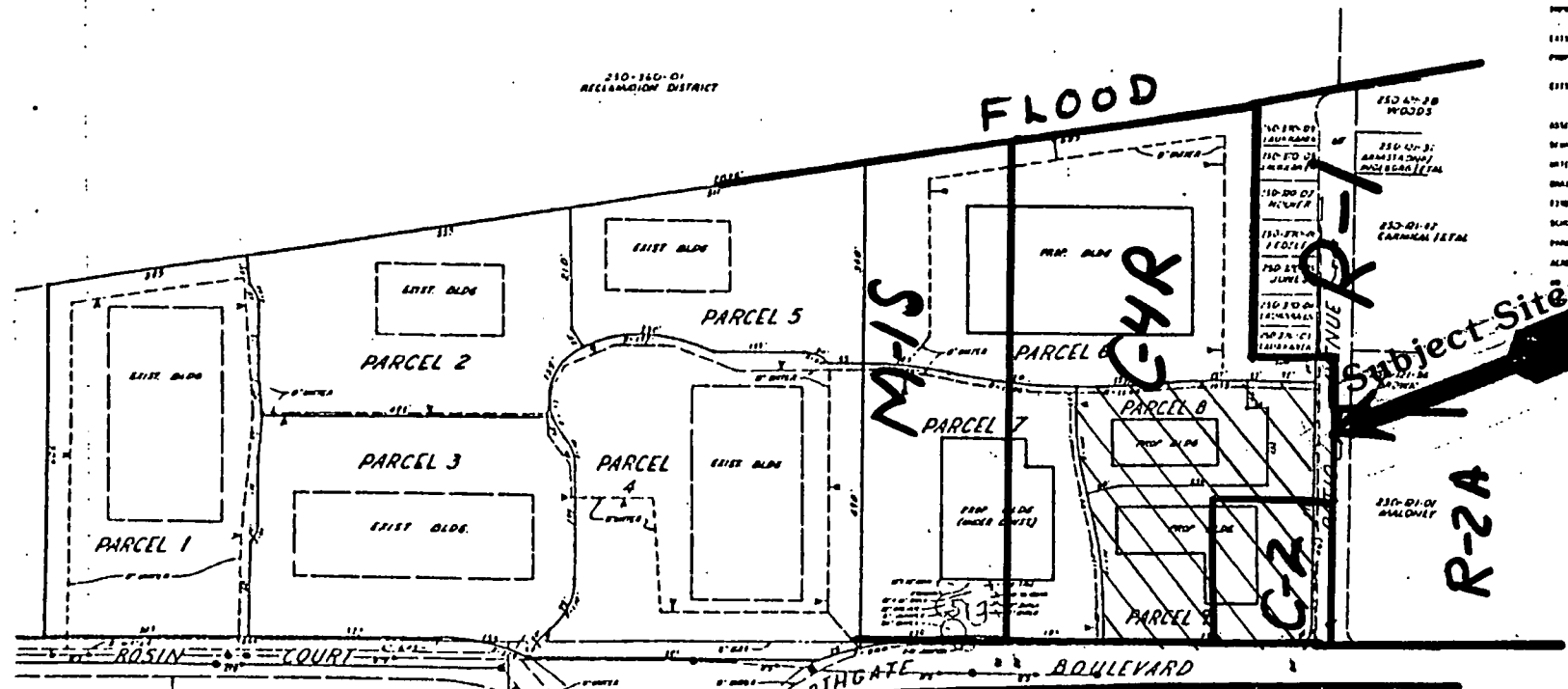


VICINITY - LAND USE

INITIALS: [unclear]  
**SUTTER BUSINESS**  
PORTION LOT 39 'PLAT OF OAK  
CITY OF SACRAMENTO,  
APRIL 1964 SCA  
MURRAY SMITH AND ASSOCIATES



OWNER:	WALTER SUTTER
ADDRESS:	2700 28th ST
CITY:	SACRAMENTO
STATE:	CALIFORNIA
ZIP:	95816
APPLICANT:	WALTER SUTTER
ADDRESS:	2700 28th ST
CITY:	SACRAMENTO
STATE:	CALIFORNIA
ZIP:	95816
DATE:	8/1/64
SCALE:	AS SHOWN
PROJECT:	REZONING
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL
EXISTING ZONING:	R-1
APPLICANT'S PARCEL NO.:	270-000
PARCEL DIMENSIONS:	200' x 100'
AREA:	20,000 SQ. FT.
ADJACENT PARCELS:	270-001, 270-002, 270-003, 270-004, 270-005, 270-006, 270-007, 270-008, 270-009, 270-010, 270-011, 270-012, 270-013, 270-014, 270-015, 270-016, 270-017, 270-018, 270-019, 270-020, 270-021, 270-022, 270-023, 270-024, 270-025, 270-026, 270-027, 270-028, 270-029, 270-030, 270-031, 270-032, 270-033, 270-034, 270-035, 270-036, 270-037, 270-038, 270-039, 270-040, 270-041, 270-042, 270-043, 270-044, 270-045, 270-046, 270-047, 270-048, 270-049, 270-050, 270-051, 270-052, 270-053, 270-054, 270-055, 270-056, 270-057, 270-058, 270-059, 270-060, 270-061, 270-062, 270-063, 270-064, 270-065, 270-066, 270-067, 270-068, 270-069, 270-070, 270-071, 270-072, 270-073, 270-074, 270-075, 270-076, 270-077, 270-078, 270-079, 270-080, 270-081, 270-082, 270-083, 270-084, 270-085, 270-086, 270-087, 270-088, 270-089, 270-090, 270-091, 270-092, 270-093, 270-094, 270-095, 270-096, 270-097, 270-098, 270-099, 270-100



ZONING MAP

9 AUG 1964

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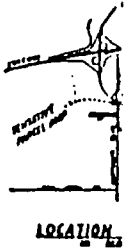
P84-260



SUBMITTED BY  
**Murray Smith & Associates**  
ENGINEERS

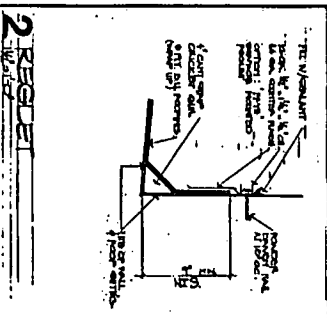
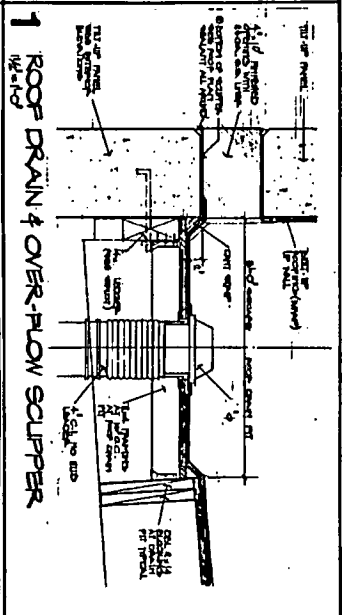
BENCH MARK

CONSTRUCTION PLANS  
COUNTY OF SACRAMENTO CALIFORNIA  
**SUTTER BUSINESS PARK**



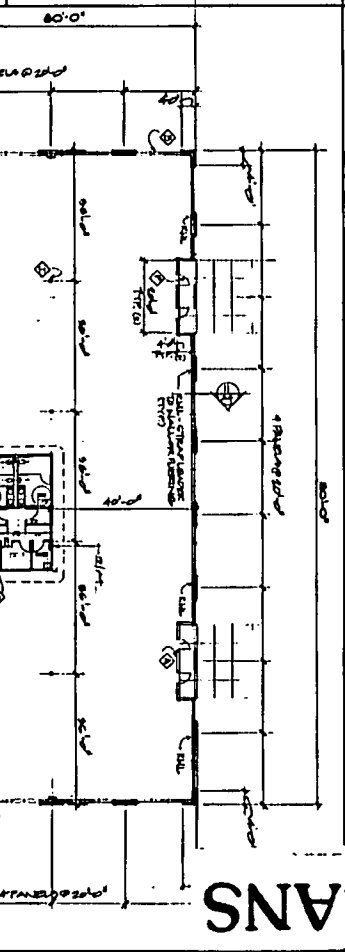
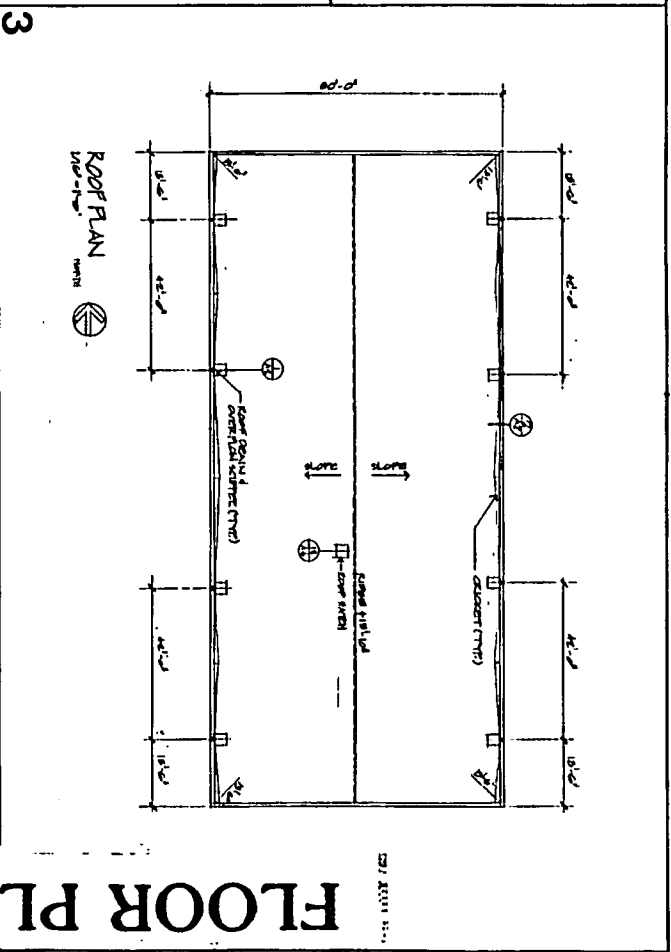
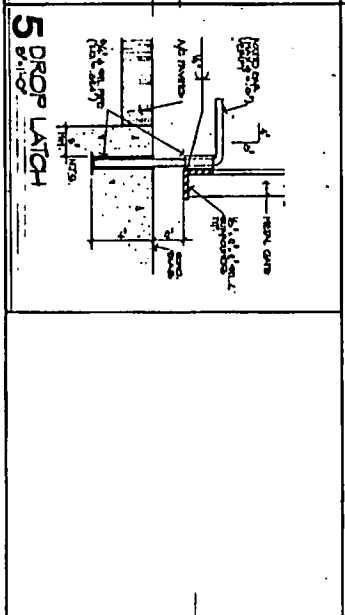
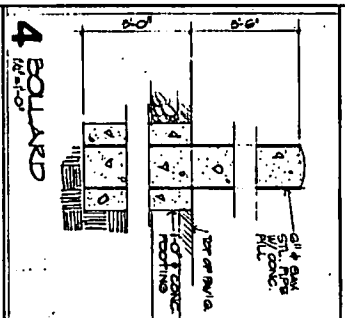
**ROOF PLAN NOTES:**

1. CLASS "A" OR "B" ROOFING SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. ALL ROOFING SHALL BE INSTALLED OVER A MINIMUM OF TWO INCHES OF COMPACTED SAND GRADING A FINISHED GRADE.
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**FLOOR PLAN NOTES:**

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# FLOOR PLANS

COMSTOCK JOHNSON architects



PROPOSED OFFICE PARK  
SUTTER BUSINESS CENTER  
CORNER OF PATIO DR. & NORTHGATE  
CITY OF SACRAMENTO, CALIF.  
MCCUEN & STEELE, OWNER

DATE: 8-15-84  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: 84-260

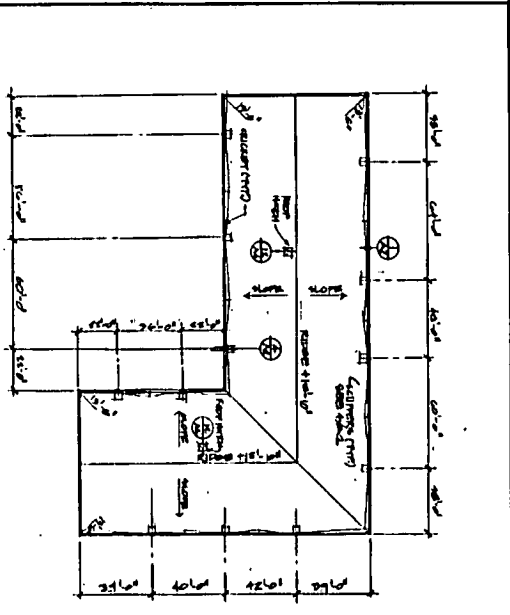
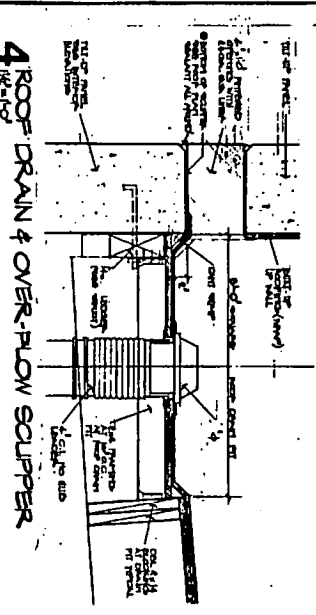
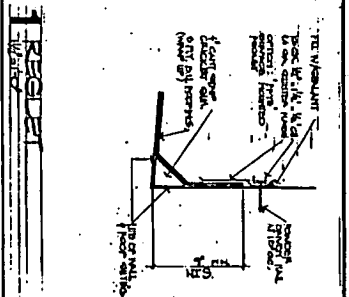
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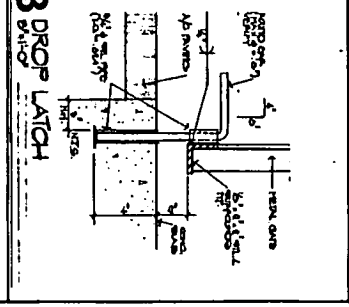
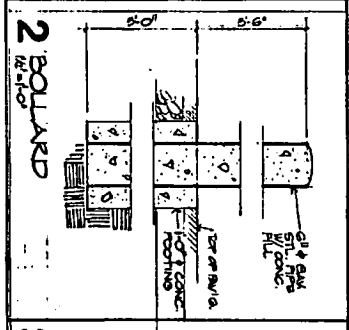
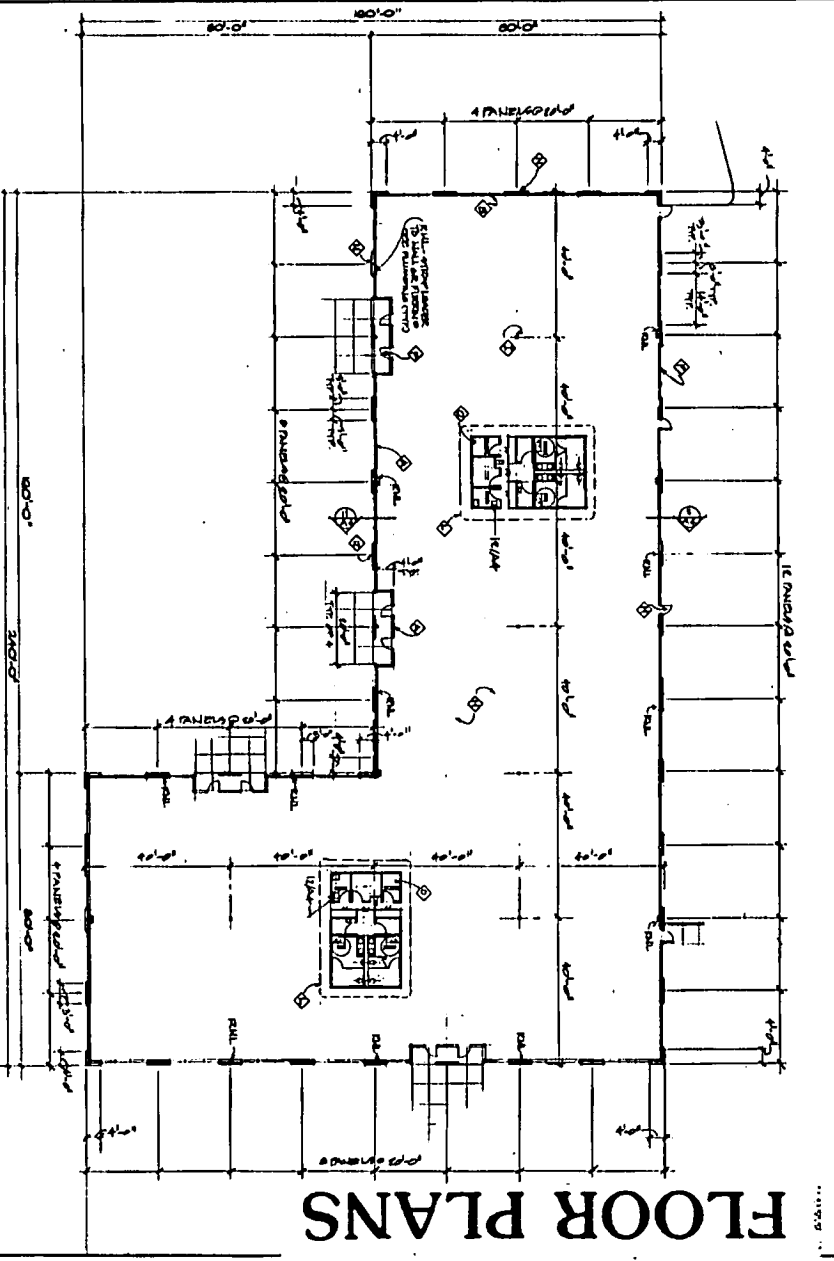




- ROOF PLAN NOTES**
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5 ROOF PLAN

6 FLOOR PLAN

# FLOOR PLANS

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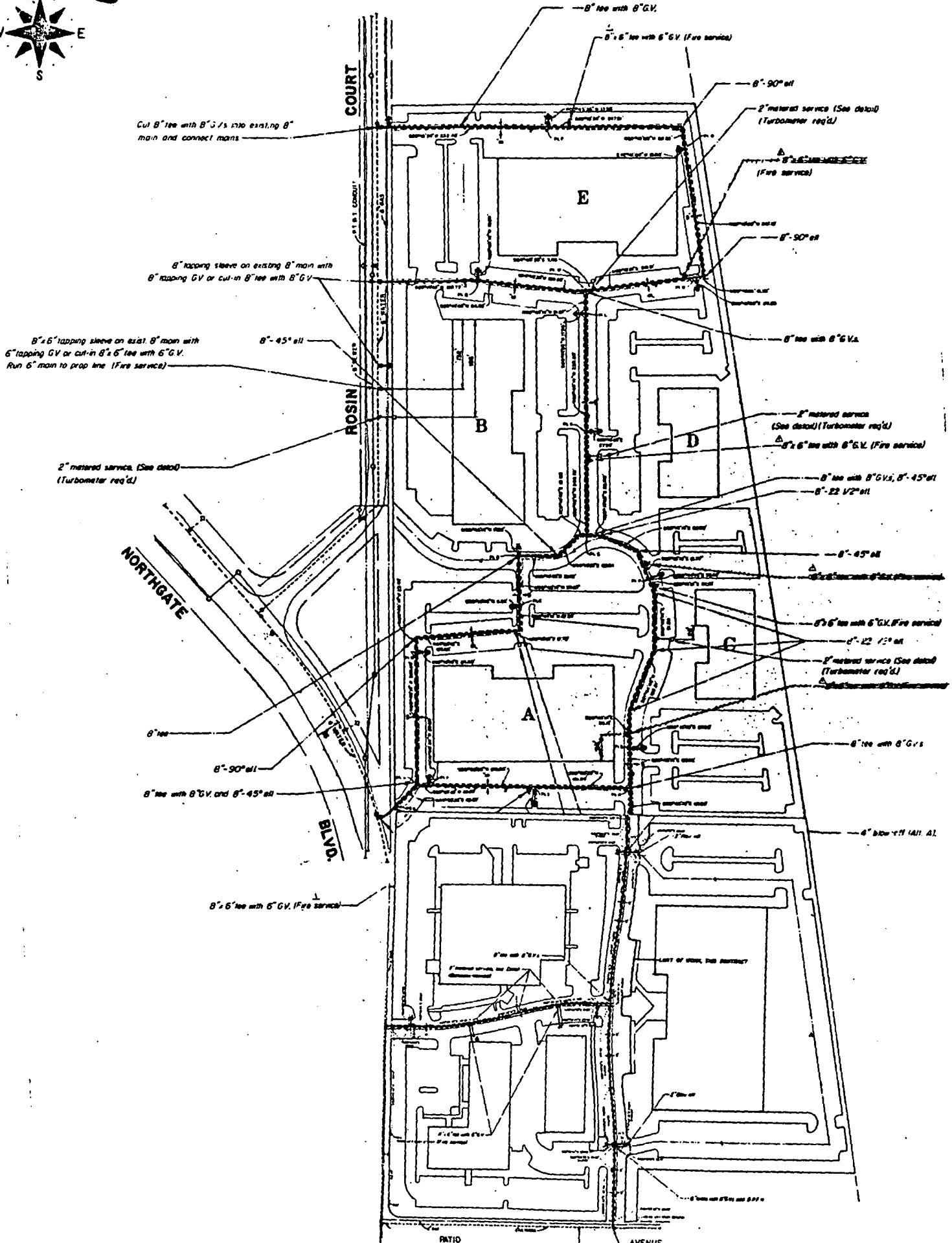
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<p><b>PROPOSED OFFICE PARK</b>          SUTTER BUSINESS CENTER          CORNER OF PATIO DR. &amp; NORTHGATE          CITY OF SACRAMENTO, CALIF.          MCCUEN &amp; STEELE, OWNER</p>		<p>CCMSTOCK          JOHNSON          architects</p>	<p>REVISIONS</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													



# SCHEMATIC SUTTER B.

EXHIBIT B



204-760

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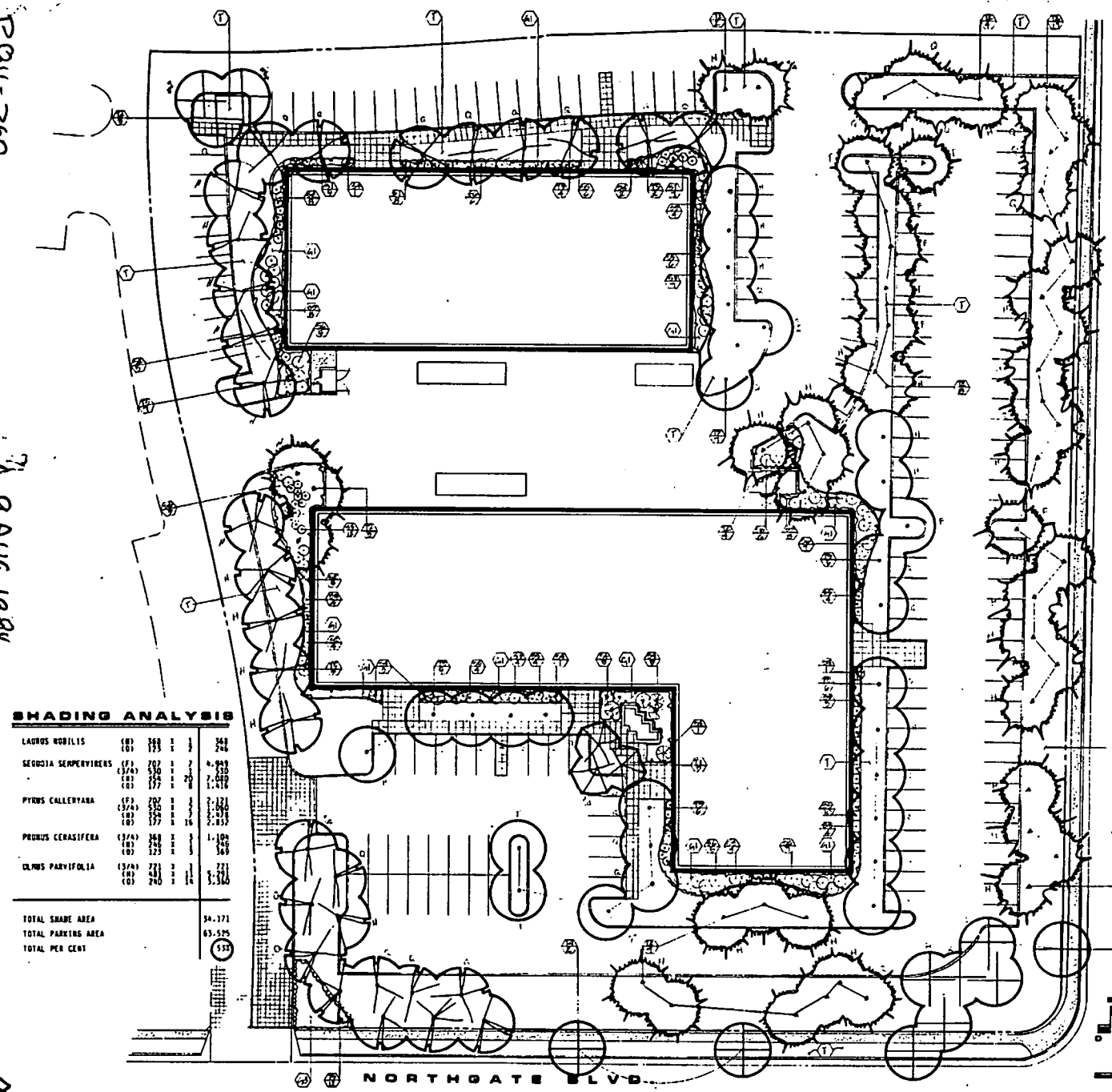
No. 18



P24-260

9 AUG 1984

No. 18



**SHADING ANALYSIS**

PLANT	HT	SPR	SH	SHD
LAURUS NOBILIS	(8)	150	1	360
SECOIA SEMPERVIRENS	(8)	200	1	400
	(8)	150	20	2,400
PYRUS CALLERYANA	(7)	200	1	200
	(8)	150	16	2,160
PRUNUS CERASIFERA	(7)	150	1	150
	(8)	125	1	150
CLIVUS PARYFOLIA	(3/4)	200	1	200
	(8)	200	1	1,600
<b>TOTAL SHADE AREA</b>				34,171
<b>TOTAL PARKING AREA</b>				65,525
<b>TOTAL PER CENT</b>				52

**PLANT LIST**

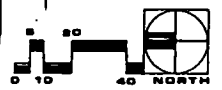
KEY	BOTANICAL \ COMMON NAME	SIZE	EST. QTY	REMARKS
<b>TREES</b>				
T1	LAURUS NOBILIS \ APELIAM LAUREL	15 GAL	0	STANDARD
T2	SECOIA SEMPERVIRENS 'DORCHEL'	15 GAL	51	
T3	PYRUS CALLERYANA 'ARISTOCRAT'	15 GAL	21	
T4	PRUNUS CERASIFERA 'THUNDERCLOUD'	15 GAL	12	
T5	CLIVUS PARYFOLIA \ CHINESE ELM	15 GAL	30	
<b>SHRUBS</b>				
S1	ESCALONIA FRAXELI \ ESCALONIA	5 GAL	20	
S2	SPERULICIA MOBILI \ SPERULICA	1 GAL	17	
S3	PLUTICIA FRAXELI \ CHINESE PASTORIA	1 GAL	42	
S4	PODOLAPUS MARSIPHILLUS 'MAXI'	15 GAL	16	
S5	PAPHIOPETIS INDICA 'SPRINGTIME'	1 GAL	50	
S6	XYLOPIA COMGESTUM \ SHINY XYLOPIA	5 GAL	41	
<b>GROUND COVER</b>				
G1	BASCHARDIS WILLIAMS 'THIN PEAKS'	FLAT	---	SEE 12' DC.
G2	FRAGARIA CHILOENSIS \ WILD STRAWBERRY	FLAT	---	SEE 9' DC.
G3	ANNUAL COLOR (VARIES BY SEASON)	4' PDS	---	SEE 9' CC.

**NOTE**  
SEE SHEET LG FOR PLANTING NOTES

**SUTTER BUSINESS CENTER**  
BUILDING G AND H

MC CUEN AND STEELE, OWNER

**COMSTOCK JOHNSON architects**  
3117 8 ARDOR WAY  
SAN FRANCISCO, CALIFORNIA  
94116  
(415) 486-3400



7/8/84 40084  
**PLANTING PLAN**  
L2

LANDSCAPE PLANS

001366

