

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gill & Pulver Engineers, 1300 Ethan Way, #675, Sacramento, CA 95825		
OWNER	Camino West Plaza, 1501 El Camino Avenue, Sacramento, CA 95815		
PLANS BY			
FILING DATE	6/27/83	50 DAY CPC ACTION DATE	REPORT BY: GM:lao
NEGATIVE DEC.	7/18/83	EIR	ASSESSOR'S PCL. NO. 266-412-04

APPLICATION: 1. Environmental Dermination
 2. Special Permit to reduce required parking by 9 spaces by implementing trip reduction measures

LOCATION: Northeast corner of Auburn Boulevard and El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a five-story; 47,089 square foot office building on 1.1± vacant acres in the M-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1965 Arden/Arcade Community
 Plan Designation: Heavy Commercial or Industrial

Existing Zoning of Site: M-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
 North: Vacant Industrial and M-1
 South: Commerical Industrial and M-1
 East: Office and Residential; C-2 and R-2A
 West: Commercial Industrial and M-1

Parking Required:	118	Parking Provided:	109
Parking Ratio Required:	1:400 S.F.	Parking Ratio Provided:	1:432 S.F.
Property Dimensions:	Irregular	Property Area:	1.1± Acre
Height of Building:	5-story; 50'		
Square Footage of Building(s):	47,089 S.F.		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		
Exterior Building Colors:	Light Buff		
Exterior Building Materials:	Stucco with Bronze		

003213

BACKGROUND INFORMATION: On June 23, 1983, the Planning Commission approved the applicant's proposal to develop a five-story, 47,089 square foot office building at the northeast corner of El Camino Avenue and Auburn Boulevard. However, due to inadequate landscape setbacks and parking area shading requirements, the applicant was required to redesign the site plan which resulted in the loss of nine parking spaces (118 required, 109 provided based on the redesign). The applicant is requesting to make up the nine space deficit by implementing a combination of parking reduction measures.

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

1. On April 5, 1983, the City Council adopted Ordinance 83-040, which permits a reduction in the required parking for an office building by a maximum of 10%. The parking reduction measures and corresponding credit allowed by this Ordinance are as follows:

- Transit Passenger Shelter - 1% or 3 spaces, whichever is less.
- Bus/Light Rail Transit Station Shelter - 5% or 20 spaces, whichever is less.
- Transit Operating Subsidy - 5% or 20 spaces, whichever is less.
- 50% Transit Pass Subsidy - 5% or 20 spaces, whichever is less.
- 100% of Transit Pass Subsidy - 10% or 40 spaces, whichever is less.
- Buspool/Shuttle Bus Program - 10% or 40 spaces, whichever is less.
- Vanpool Program - 5% or 20 spaces, whichever is less.
- Employee/Tenant Parking Fees - 5% or 20 spaces, whichever is less.
- Showers and Lockers - 2% or 10 spaces, whichever is less.
- Flexible Work Hours - 2% or 10 spaces, whichever is less.
- Other Measure - To be determined, but not exceeding 10%.

The Ordinance requires approval of a Special Permit by the Planning Commission. The Commission, however, must find that the proposed level of parking reduction will not adversely affect the supply of on-street parking which abuts residentially zoned property in the immediately surrounding area.

2. The applicant is requesting a parking reduction of 8% or nine spaces for the proposed office building. In order to provide in-lieu parking measures to compensate for the nine space deficit, the applicant is proposing to utilize a combination of measures which are summarized below. The subject site is also within 1/4 mile of a proposed light rail station, therefore eligible for parking reduction measures related to light rail operations.

<u>Measure</u>	<u>Parking Reduction Credit</u>	
- Showers and Lockers	2 spaces	
- Employee/Tenant Parking Fees	6 spaces	
- Flexible Work Hours	2 spaces	003214
- Transit Operating Subsidy	6 spaces	
- Transit Station Subsidy	6 spaces	
- Transit Passenger Shelter	1 space	

3. The staff, after conferring with the Regional Transit District and the Sacramento Transit Development Agency (light rail), requests the applicant provide the following measures to reduce the required parking by nine spaces:

a. Provide men and women shower facilities and a total of twenty lockers in the proposed office building	CREDIT	2 spaces
b. Provide a bus passenger shelter	CREDIT	1 space
c. Provide a light rail station subsidy	CREDIT	6 spaces
TOTAL CREDIT EQUIVALENT		9 spaces

4. Staff also notes that the applicant must provide a total of eight bicycle parking facilities (118 divided by 15 = 8) in compliance with the new bicycle parking ordinance. Staff encourages the applicant to incorporate the bicycle locker facilities in close proximity to the men and women's shower/locker rooms.
5. The property is adjacent to non-residentially zoned property on three sides. There is multiple family (R-2A) located to the east. Staff believes the reduction of parking space will not adversely affect the on-street parking adjacent to the residential area with the utilization of the in-lieu measures provided by the applicant.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions, and based on the findings of fact which follow.

Conditions:

- a. The applicant shall provide the following measures to reduce the minimum parking requirement by nine spaces:
 - 1) Install men and women shower rooms with a minimum of 20 lockers. The final building plans shall incorporate the shower/locker facilities.
 - ** 2) Provide written agreement with the Sacramento Regional Transit District regarding developer responsibility of bus/shelter construction and maintenance to City staff for approval, prior to issuance of building occupancy permit.
 - ** 3) Provide written agreement with the Sacramento Transit Development Agency regarding the light rail station subsidy to City staff for approval, prior to issuance of building occupancy permit.
- b. The applicant shall provide eight bicycle parking facilities, four of which shall be Class I locker facilities. The final building plans shall incorporate the location and indicate the design specifications of the locker facilities.

Findings of Fact

003215

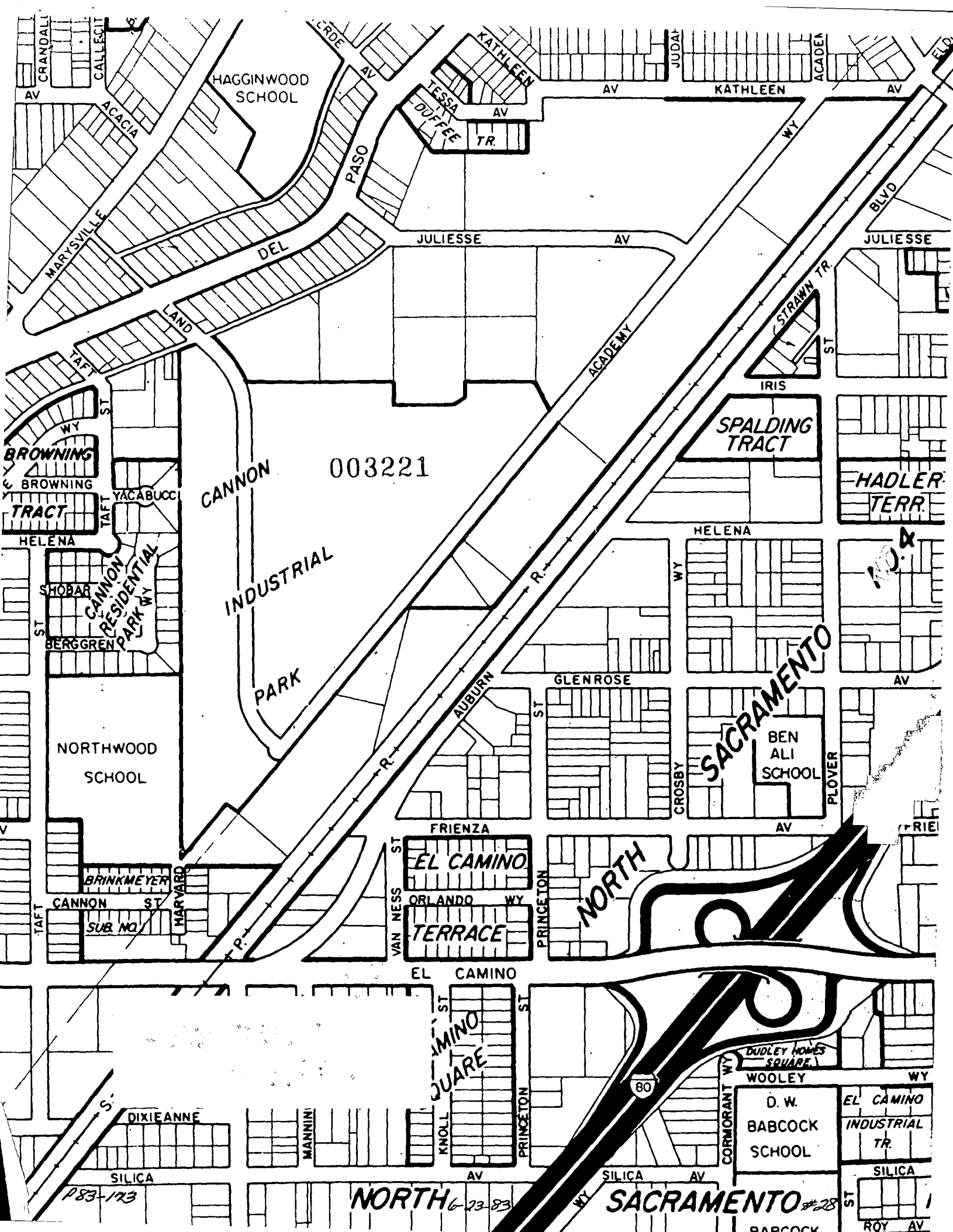
- a. The Special Permit, as conditioned, is based upon sound principles of land use in that the proposed project is compatible with the surrounding commercial uses.
- b. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed office building will not adversely affect the on-street parking demand in adjacent residential areas because the applicant will provide adequate on-site parking, bicycle parking and in-lieu parking measures.

** The developer shall provide a substitute measure in the form of subsidy or in-lieu fees to be worked out by Staff and the Developer.

- c. The proposed project is compatible with the General Plan and the 1965 Arden/Arcade Community Plan which allows office use for the subject site.

GM:lao
7/21/83 wp 1H

003216



HAGGINWOOD SCHOOL

003221

CANNON INDUSTRIAL PARK

SPALDING TRACT

HADLER TERR.

NORTHWOOD SCHOOL

BEN ALI SCHOOL

EL CAMINO TERRACE

DUDLEY HOMES SQUARE

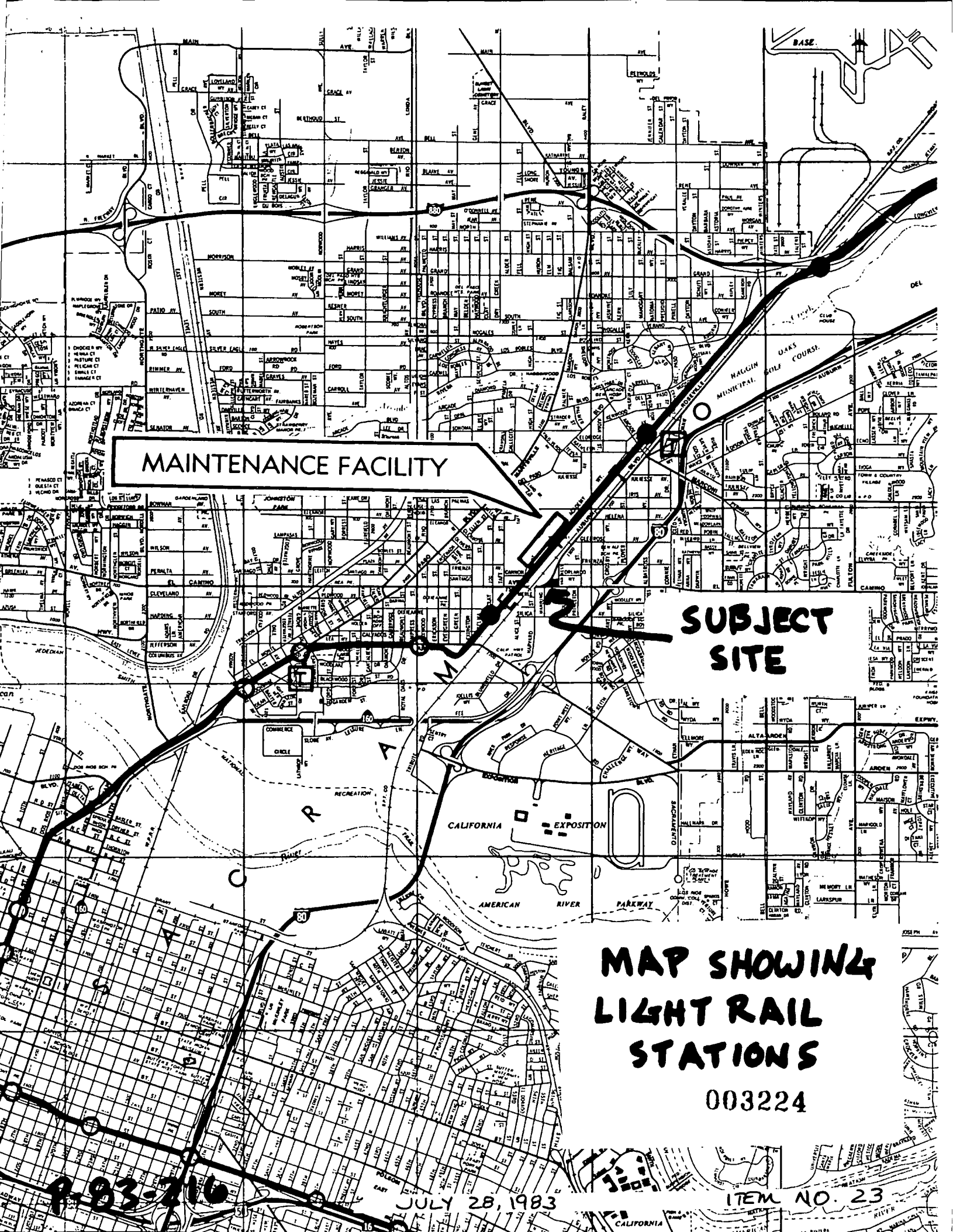
D.W. BABCOCK SCHOOL

EL CAMINO INDUSTRIAL TR.

83-173

NORTH 6-23-83

SACRAMENTO #28



MAINTENANCE FACILITY

SUBJECT SITE

SUBJECT SITE

**MAP SHOWING
LIGHT RAIL
STATIONS**

003224

JULY 28, 1983

ITEM NO. 23

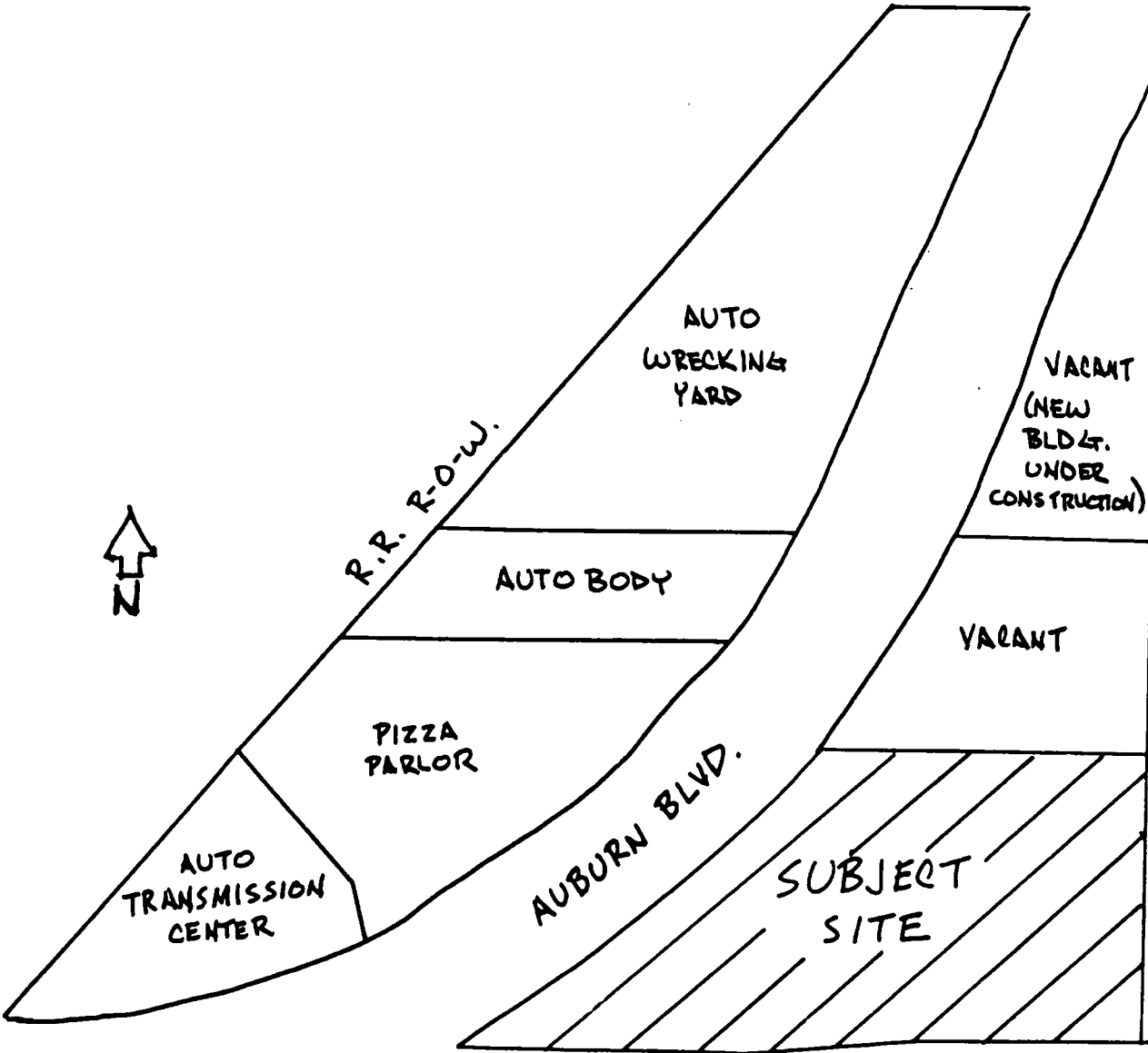
A-83-216

P-83-216

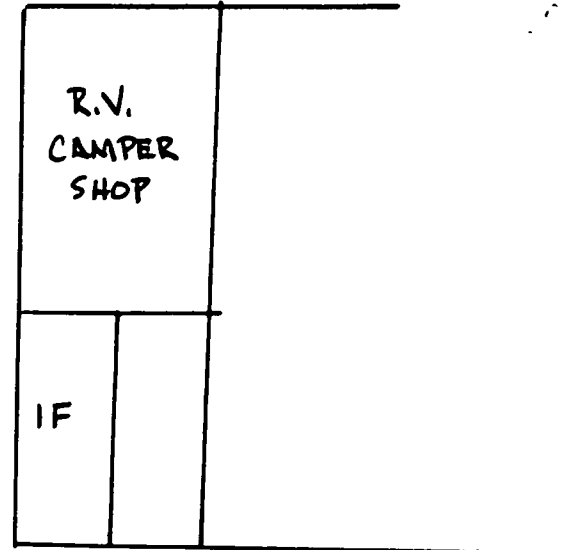
JULY 28, 1983

EXISTING LAND USE MAP

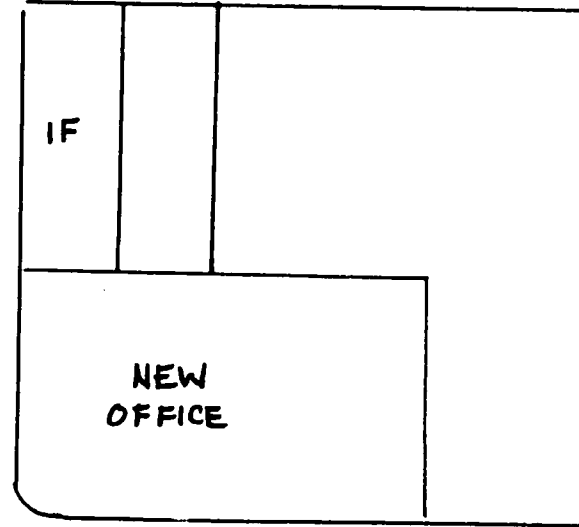
23



FRIENZA AVE



VAN NESS ST.

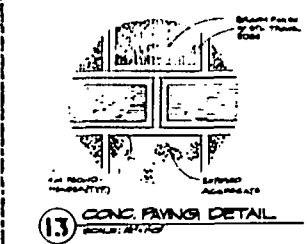
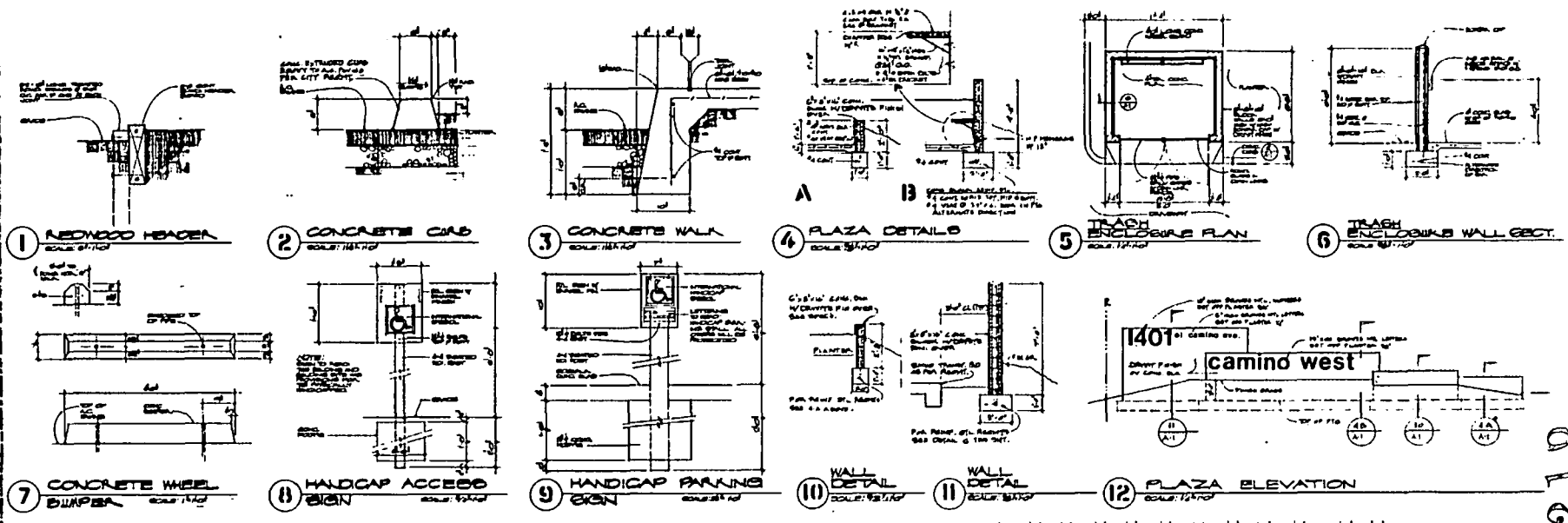


EL CAMINO AVE.

← NEW OVERPASS →

003232

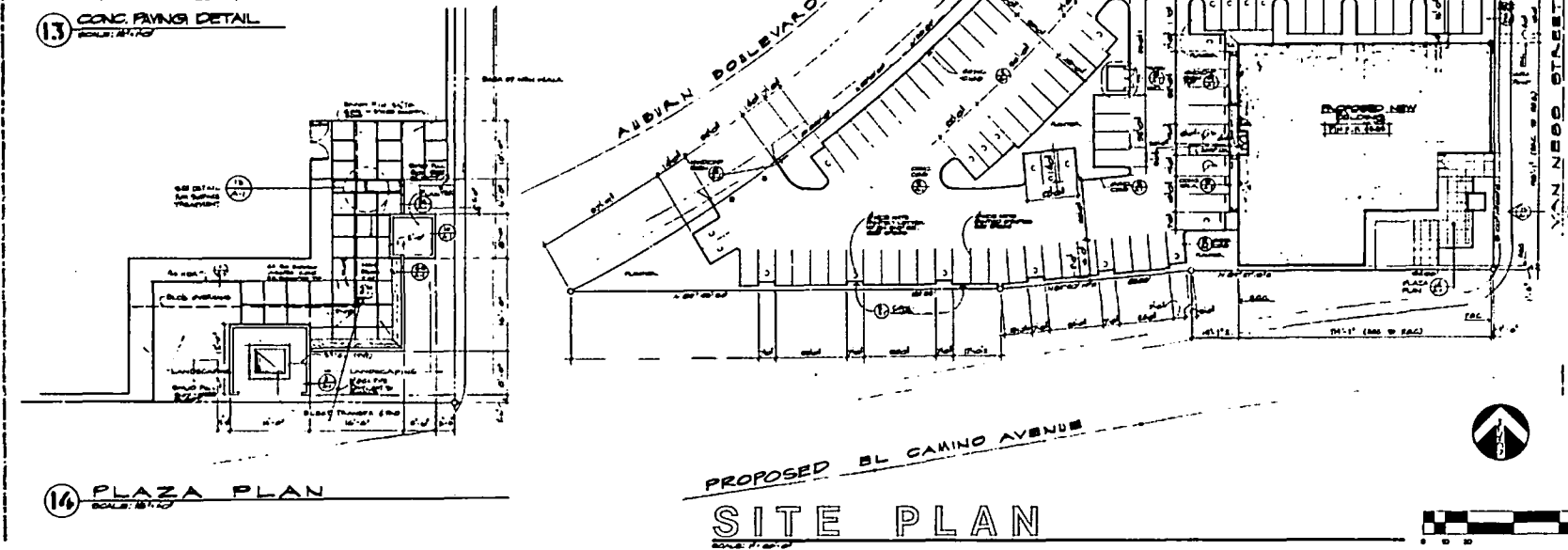
R.V. SUPPLY



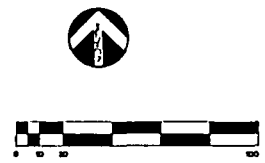
PROJECT SUMMARY

SITE:
 SACRAMENTO CITY, 1401 EL CAMINO AVENUE
 PROJECTED 1983 - 1984
 1.5 ACRES, 100,000 SQ. FT.
 1.5 ACRES, 100,000 SQ. FT.
 1.5 ACRES, 100,000 SQ. FT.

BUILDINGS:
 1. 1401 EL CAMINO AVENUE
 2. 1401 EL CAMINO AVENUE
 3. 1401 EL CAMINO AVENUE
 4. 1401 EL CAMINO AVENUE
 5. 1401 EL CAMINO AVENUE
 6. 1401 EL CAMINO AVENUE
 7. 1401 EL CAMINO AVENUE
 8. 1401 EL CAMINO AVENUE
 9. 1401 EL CAMINO AVENUE
 10. 1401 EL CAMINO AVENUE
 11. 1401 EL CAMINO AVENUE
 12. 1401 EL CAMINO AVENUE
 13. 1401 EL CAMINO AVENUE
 14. 1401 EL CAMINO AVENUE
 15. 1401 EL CAMINO AVENUE
 16. 1401 EL CAMINO AVENUE
 17. 1401 EL CAMINO AVENUE
 18. 1401 EL CAMINO AVENUE
 19. 1401 EL CAMINO AVENUE
 20. 1401 EL CAMINO AVENUE
 21. 1401 EL CAMINO AVENUE
 22. 1401 EL CAMINO AVENUE
 23. 1401 EL CAMINO AVENUE
 24. 1401 EL CAMINO AVENUE
 25. 1401 EL CAMINO AVENUE
 26. 1401 EL CAMINO AVENUE
 27. 1401 EL CAMINO AVENUE
 28. 1401 EL CAMINO AVENUE
 29. 1401 EL CAMINO AVENUE
 30. 1401 EL CAMINO AVENUE
 31. 1401 EL CAMINO AVENUE
 32. 1401 EL CAMINO AVENUE
 33. 1401 EL CAMINO AVENUE
 34. 1401 EL CAMINO AVENUE
 35. 1401 EL CAMINO AVENUE
 36. 1401 EL CAMINO AVENUE
 37. 1401 EL CAMINO AVENUE
 38. 1401 EL CAMINO AVENUE
 39. 1401 EL CAMINO AVENUE
 40. 1401 EL CAMINO AVENUE
 41. 1401 EL CAMINO AVENUE
 42. 1401 EL CAMINO AVENUE
 43. 1401 EL CAMINO AVENUE
 44. 1401 EL CAMINO AVENUE
 45. 1401 EL CAMINO AVENUE
 46. 1401 EL CAMINO AVENUE
 47. 1401 EL CAMINO AVENUE
 48. 1401 EL CAMINO AVENUE
 49. 1401 EL CAMINO AVENUE
 50. 1401 EL CAMINO AVENUE
 51. 1401 EL CAMINO AVENUE
 52. 1401 EL CAMINO AVENUE
 53. 1401 EL CAMINO AVENUE
 54. 1401 EL CAMINO AVENUE
 55. 1401 EL CAMINO AVENUE
 56. 1401 EL CAMINO AVENUE
 57. 1401 EL CAMINO AVENUE
 58. 1401 EL CAMINO AVENUE
 59. 1401 EL CAMINO AVENUE
 60. 1401 EL CAMINO AVENUE
 61. 1401 EL CAMINO AVENUE
 62. 1401 EL CAMINO AVENUE
 63. 1401 EL CAMINO AVENUE
 64. 1401 EL CAMINO AVENUE
 65. 1401 EL CAMINO AVENUE
 66. 1401 EL CAMINO AVENUE
 67. 1401 EL CAMINO AVENUE
 68. 1401 EL CAMINO AVENUE
 69. 1401 EL CAMINO AVENUE
 70. 1401 EL CAMINO AVENUE
 71. 1401 EL CAMINO AVENUE
 72. 1401 EL CAMINO AVENUE
 73. 1401 EL CAMINO AVENUE
 74. 1401 EL CAMINO AVENUE
 75. 1401 EL CAMINO AVENUE
 76. 1401 EL CAMINO AVENUE
 77. 1401 EL CAMINO AVENUE
 78. 1401 EL CAMINO AVENUE
 79. 1401 EL CAMINO AVENUE
 80. 1401 EL CAMINO AVENUE
 81. 1401 EL CAMINO AVENUE
 82. 1401 EL CAMINO AVENUE
 83. 1401 EL CAMINO AVENUE
 84. 1401 EL CAMINO AVENUE
 85. 1401 EL CAMINO AVENUE
 86. 1401 EL CAMINO AVENUE
 87. 1401 EL CAMINO AVENUE
 88. 1401 EL CAMINO AVENUE
 89. 1401 EL CAMINO AVENUE
 90. 1401 EL CAMINO AVENUE
 91. 1401 EL CAMINO AVENUE
 92. 1401 EL CAMINO AVENUE
 93. 1401 EL CAMINO AVENUE
 94. 1401 EL CAMINO AVENUE
 95. 1401 EL CAMINO AVENUE
 96. 1401 EL CAMINO AVENUE
 97. 1401 EL CAMINO AVENUE
 98. 1401 EL CAMINO AVENUE
 99. 1401 EL CAMINO AVENUE
 100. 1401 EL CAMINO AVENUE



SITE PLAN



P 83210



Richard Stacy & Associates
Architecture & Planning

K.K. WANG COMPANY, INC.
1401 EL CAMINO AVENUE, SACRAMENTO, CALIFORNIA 95811

Camino West Plaza
1401 El Camino Ave.
Sacramento, California

Drawn by	...
Check by	...
Date	JUL 28, 1983
Scale	AS SHOWN
Project No.	83210

A-1

003227

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gill & Pulver Eng. - 1300 Ethan Way, Sacramento, CA 95825				
OWNER	Camino West Plaza - 1501 El Camino Avenue, Sacramento, CA 95815				
PLANS BY	RSA - 9198 Greenback Lane #208, Orangevale, CA 95662				
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	6-23-83	REPORT BY:	SC:sg
NEGATIVE DEC	EX. 15105 a & b EIR	ASSESSOR'S PCL. NO.	266-412-04		

- APPLICATION:
1. Variance to reduce width of required four foot landscape planter and locate portion of planter in public right-of-way.
 2. Variance to waive the required four foot landscaped planter adjacent to El Camino Avenue and locate the planter in the public right-of-way.

LOCATION: 1401 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 47,089 square foot office building on a 1.1± acre site which will necessitate a variance from required landscaping adjacent to a public street.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Arden/Arcade Community
Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Mobile home sales lot

Surrounding Land Use and Zoning:

North: Vacant Industrial; M-1
South: Commercial Industrial; M-1
East: Office & Residential; C-2 & R-2A
West: Commercial Industrial; M-1

Parking Required: 118
Parking Provided: 118
Property Dimensions: Irregular
Property Area: 1.1± acres
Square Footage of Lot: 48,463
Square Footage of Building(s): 47,089
Height of Structure(s): Approx. 50 feet (five stories)
Topography: Flat to sloping
Utilities: Existing
Exterior Building Colors: Light buff & bronze
Exterior Building Materials: Stucco & bronze glass

003217

BACKGROUND INFORMATION: The subject site is located on a parcel of land currently developed with a mobile home sales lot. At the present time the right-of-way south of the subject site is under construction for the purpose of developing an overpass to accommodate the future light rail route.

STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

1. As proposed the applicant is requesting a waiver of the required four foot planter along El Camino Avenue. In-lieu of this planter the applicant indicated that a 400± foot strip of land be used for landscaping purposes. This strip of land is a public right-of-way with varying widths along the south side of the site. This irregular strip of land is located between the subject site and the beginning portion of elevated land leading to the overpass south and west of the site. The contract for the development of the light rail does not include provisions for landscaping this strip of land. Staff has no objections to the applicant using this right-of-way for the required landscape planter area provided that the applicant irrigate, landscape and maintain the right-of-way strip to the satisfaction of the City.
2. The applicant is requesting a variance to reduce the width of the required four foot planter strip along Auburn Boulevard. As proposed, this strip will be reduced to as little as two feet in some areas. The applicant is requesting that part of this required landscape strip be located in the public right-of-way on Auburn Boulevard. Staff sees no special circumstances that would prohibit the applicant from providing the required landscape strip on site. This waiver is being requested to meet parking requirements for the proposed five story office structure. Since the office is not yet constructed the applicant could reduce the size of the proposed office structure. Another alternative would be to reduce the required parking under the newly adopted off-street parking reduction measures. Under this program the applicant could reduce on-site parking for the office use by up to 10%. These reduction measures include transit operating subsidy, transit pass subsidy, buspool/shuttle bus program, vanpool program, parking fees, showers and lockers and flexible work hours. These measures require special permit approval by the Planning Commission.
3. The applicant is proposing to use two feet of the required landscape planter for automobile overhang. This is contrary to Section 6-D-3 of the Zoning Ordinance which allows two feet of the parking stall depth to be landscaped provided this area is not used to meet required landscaping. Therefore, the total width required if the vehicle overhangs the planter strip would be six feet.
4. Because this planter will be used to meet the required parking lot shading, the size of the planter will need to be increased to accommodate shade trees. The minimum width of the planting area shall be six feet with six inch raised curbs on each side.
5. The site plan and shading diagram indicate that on-site landscaping and shading will not be adequate to meet the requirements since tree wells are not sufficient to accommodate shade trees and screening shrubbery. In addition, the applicant will need encroachment permits for planters located in public right-of-ways.
6. The plans were reviewed by the City Traffic Engineer who suggests that five parking spaces be removed to ensure safe entry and exit from the site. These spaces are located near the two driveways and are indicated on the attached Exhibit 'A'.

003218

7. In conclusion, the parking and shading layout will have to be redesigned to address the concerns listed afore. This redesign will eliminate a certain number of parking spaces. In order to comply with the parking and shading requirements the applicant will have to either reduce the square footage of the structure or request a special permit from the Planning Commission to reduce required parking and provide trip reduction measures.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approve the variance to waive the required four foot landscape planter along proposed El Camino Avenue overpass subject to conditions and based upon findings of fact to follow; and
2. Deny the variance to reduce the required four foot landscape planter along Auburn Boulevard to two feet based on findings of fact to follow.

Conditions - Variance (El Camino Avenue)

- a. The applicant shall obtain the necessary encroachment permit to utilize the right-of-way for a landscape planter.
- b. The applicant shall submit detailed landscape irrigation and shading plans for the review and approval of the Planning Director, City Engineer and Community Services Department prior to issuance of a building permit.
- c. The applicant shall provide a maintenance agreement for the landscaping on the public right-of-way. The agreement shall be subject to the review and approval of the City Engineer and shall be completed prior to issuance of a building permit.
- d. The applicant shall redesign the landscape planters used for parking lot shading to meet the minimum widths required for shade trees. Plans shall be submitted to planning staff for review and approval prior to issuance of a building permit.

Findings of Fact - Approval of Variance (El Camino Avenue)

- a. The variance, as conditioned, is not a special privilege extended to one property owner in that the right-of-way strip along El Camino Avenue has been created to accommodate an overpass for the light rail project and ample space is available in this strip to provide landscaping. Other property owners along this route under similar circumstances would be granted a variance to utilize this area subject to the condition that it was adequately landscaped and maintained.
- b. The variance, as conditioned, would not constitute a disservice or be injurious to the public welfare or other property in that the applicant will be improving the aesthetic environment of the area.

- c. The proposed variance is consistent with the General Plan and the 1965 Arden Arcade Community Plan which designate the site for commercial or industrial use.

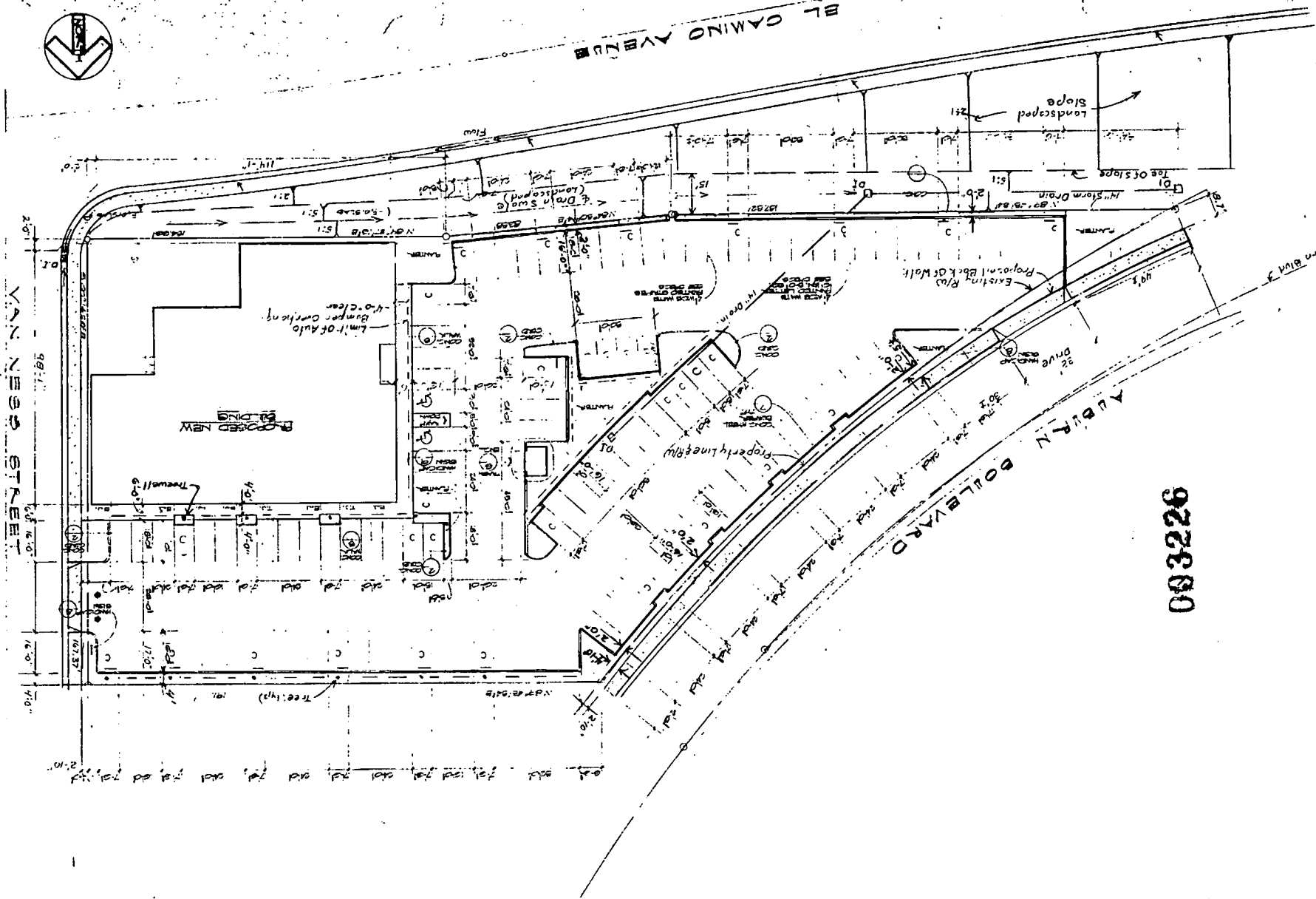
Findings of Fact - Denial of Variance (Auburn Boulevard)

The proposed variance constitutes a special privilege extended to one property owner in that adequate space is available on the site for the office development and there are no special circumstances which warrant this requested variance.

003220

EXHIBIT B

SITE PLAN



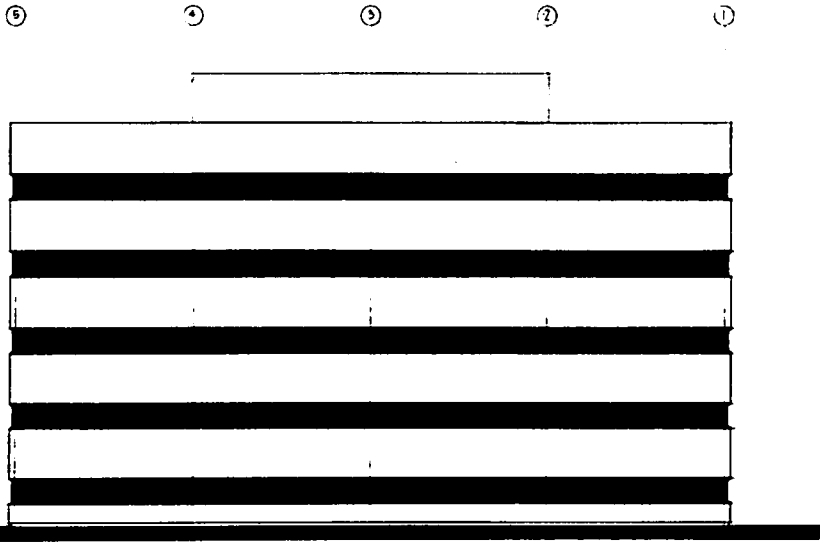
003226

P83-173

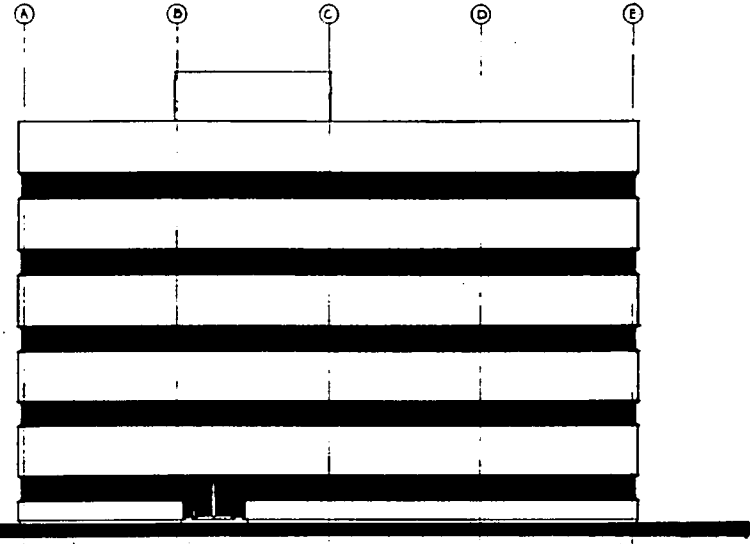
June 23, 1983

Item 28

P83-173



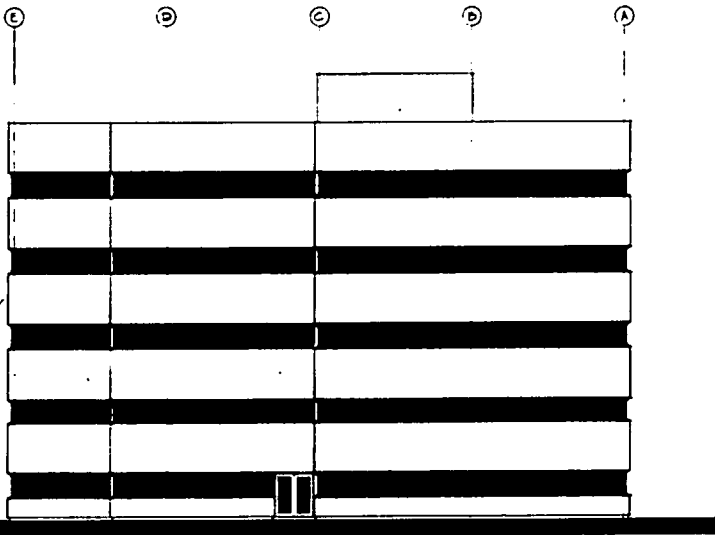
NORTH ELEVATION



WEST ELEVATION

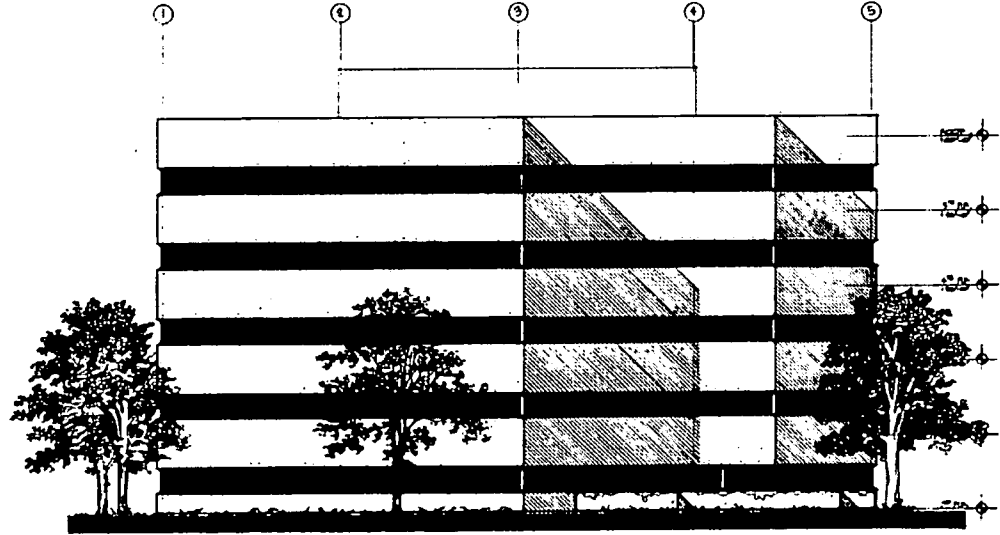
June 23, 1983

003230

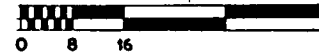


EAST ELEVATION

Item 28



SOUTH ELEVATION



Richard Stacy & Associates
 Architecture & Planning
 The Office, 1990 Commodore Lane, Suite 200, Oakland, California 94612

K.K. WANG COMPANY, INC.
 2010 El Camino Avenue, Sacramento, CA 95825

Camino West Plaza
 1401 El Camino Ave.
 Sacramento, California

Revised by	
Checked by	
Date	
Drawn by	
Project no.	003230

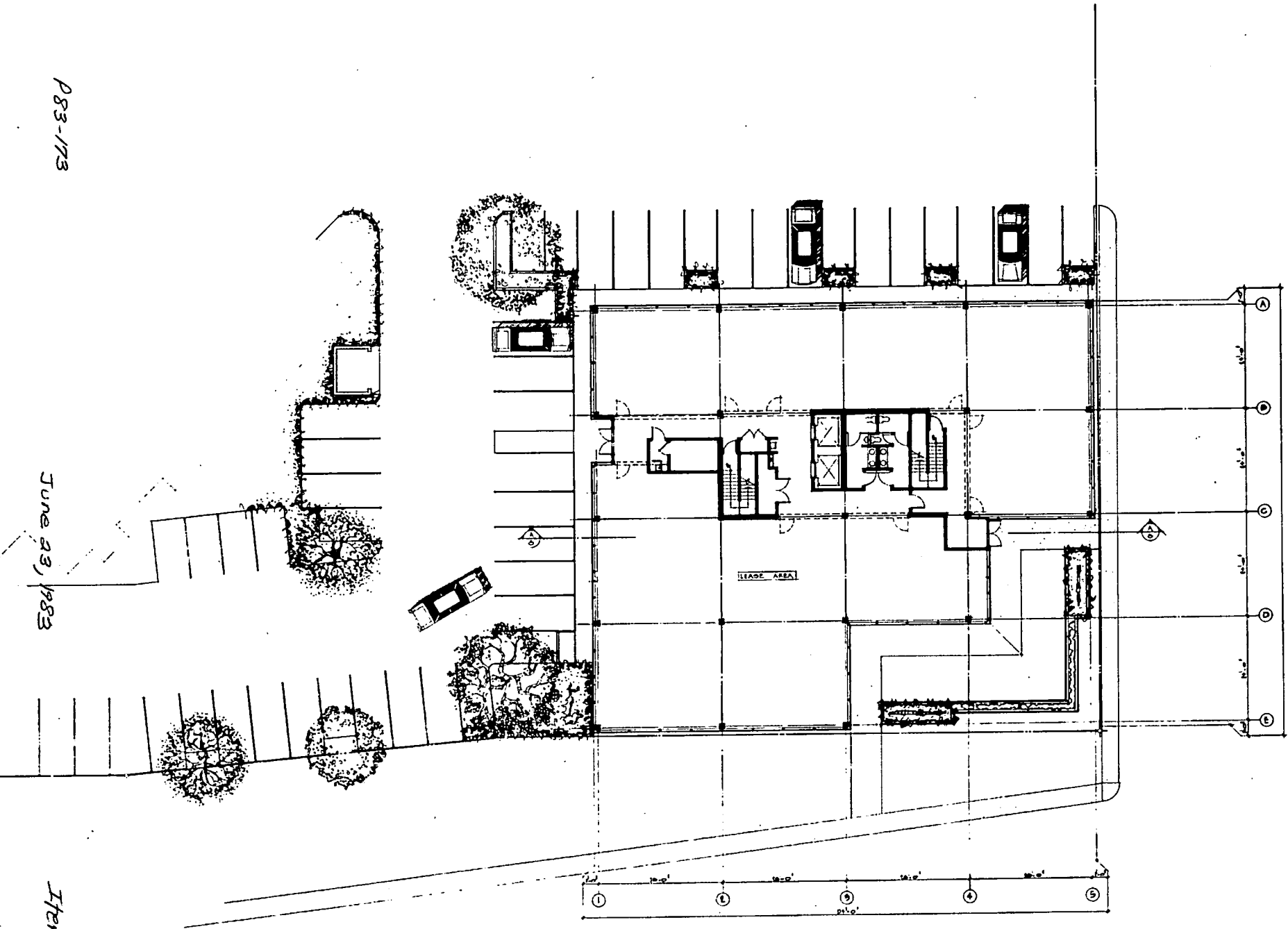
A-7

EXHIBIT C

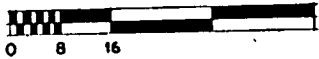
PS3-173

June 23, 1983

Item 28



003229



GROUND FLOOR PLAN



Camino West Plaza
 1401 El Camino Ave.
 Sacramento, California

A-2

EXHIBIT "D"

K. K. WANG COMPANY, INC.
 208 D Columbia Avenue, Berkeley, CA 94704 BR208-128

Richard Stacy & Associates
 Architecture & Planning
 The Office, 208 Columbus Lane, Suite 208, Colma, California 94015 BR208-883

