

# CITY PLANNING COMMISSION

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

APPLICANT	Carissimi-Rohrer Associates, 1515 River Park Drive, Ste. 200, Sacto., CA 95815		
OWNER	El Camino 80 Developers, Ltd., Part., 601 University Ave., #130, Sacto., CA 95825		
PLANS BY	Carissimi-Rohrer Associates, 1515 River Park Drive, Ste. 200, Sacto., CA 95815		
FILING DATE	12-9-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC	12-30-83	EIR	ASSESSOR'S PCL NO 277-061-02,03,04,07-11,15,

& 16

APPLICATION: 1. Environmental Determination  
2. Development Plan Review in the Heavy Commercial-Review (C-4-R) zone (Sec. 13-A-3-b) (P83-416)

LOCATION: Southeast quadrant of El Camino Avenue and Interstate Business Loop 80

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 47,192 square foot office/warehouse complex.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1965 Arden/Arcade Community Plan Designation: Heavy Commercial or Industrial  
Existing Zoning of Site: C-4-R  
Existing Land Use of Site: Residential and Industrial

Surrounding Land Use and Zoning:

North: Gas station/mini-mart; M-1  
South: Heavy Commercial and Industrial; M-1  
East: Commercial and Apartments; C-2, R-3  
West: Commercial and Offices, Freeway; M-1, TC

Parking Required: 90 spaces  
Ratio Required: Office: 1/400; Warehousing: 1/1,000  
Parking Proposed: 107 spaces  
Property Area: 3.1± acres  
Square Footage of Buildings: Building A: 19,409 sq. ft.  
Building B: 27,783 sq. ft.  
Total..... 47,192 sq. ft. gross  
Use of Buildings: Offices 28,315 sq. ft.  
Warehousing 18,877 sq. ft.  
Height of Structure: One story (16 feet) with a 2-story tower (32 ft.)  
Significant Features of Site: Existing structures  
Topography: Flat  
Street Improvements: To be upgraded  
Utilities: Available to site

BACKGROUND INFORMATION: The subject site is located adjacent to the Interstate 80 Business Loop and El Camino Avenue in an area presently developed with five residential structures and an office/warehouse. The existing residential structures are in poor repair and are proposed for removal to accommodate the proposed development. All dwellings are unoccupied.

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The proposal supersedes development plans previously approved by the Commission on February 24, 1983 (P83-031). Accompanying entitlements at that time included a rezoning from M-1 and R-3 to C-4-R, a General Plan amendment and lot line merger. The rezone and amendment were approved by Council on April 12, 1983. The merger, though approved by Commission, has not been finalized by the applicant.

STAFF EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The current proposal involves a minor increase from 45,000 to 47,192 square feet in gross floor area of the buildings. The number of buildings are being reduced from five to only two detached structures. The height of the structures is basically the same (16 feet) except the new plans indicate a 32-foot high tower in Building A. This is unusable space designed only as an architectural feature of the project.
2. The Traffic Engineering Division comments are as follows:
  - a. Construct frontage improvements (vertical curb, gutter, sidewalk) to 54 feet;
  - b. Move east driveway on Wooley Way westerly 20 feet± away from intersection;
  - c. Remove all driveways on El Camino Avenue.
3. Staff notes an inconsistency between the site plan and the west elevation of Building B. The site plan indicates a continuous planter along the building blocking access to the two overhead doors shown on the elevation. The site plan should therefore be redesigned to coincide with the door location on the west elevation.
4. Staff suggests the proposed five-foot wide planter along the perimeter parking areas be increased to seven feet in width. This will allow the car to overhang into the planter and would eliminate the need for prefab wheelstops. The additional width will also allow planting of larger trees in this landscape strip.
5. Landscaping details are conceptual. Detailed landscape and irrigation plans and shading plans will be needed for subsequent staff review.
6. Staff suggests that undulating landscaped berms be provided in the building setback areas along El Camino Avenue and Albatross Way. This would improve the appearance of the streetscape. Landscaping, irrigation and shading plans should be submitted for staff review and approval. Landscaping should consist of a variety of trees, low shrubs and ground cover.
7. Since the site is abutting and visible from the freeway, staff suggests that a sign program, indicating location and size of all signs, be submitted to staff for review. These signs should be uniform in design and relate to the overall design of the structures.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of development plans, subject to the following modifications:

Site Plan Modifications

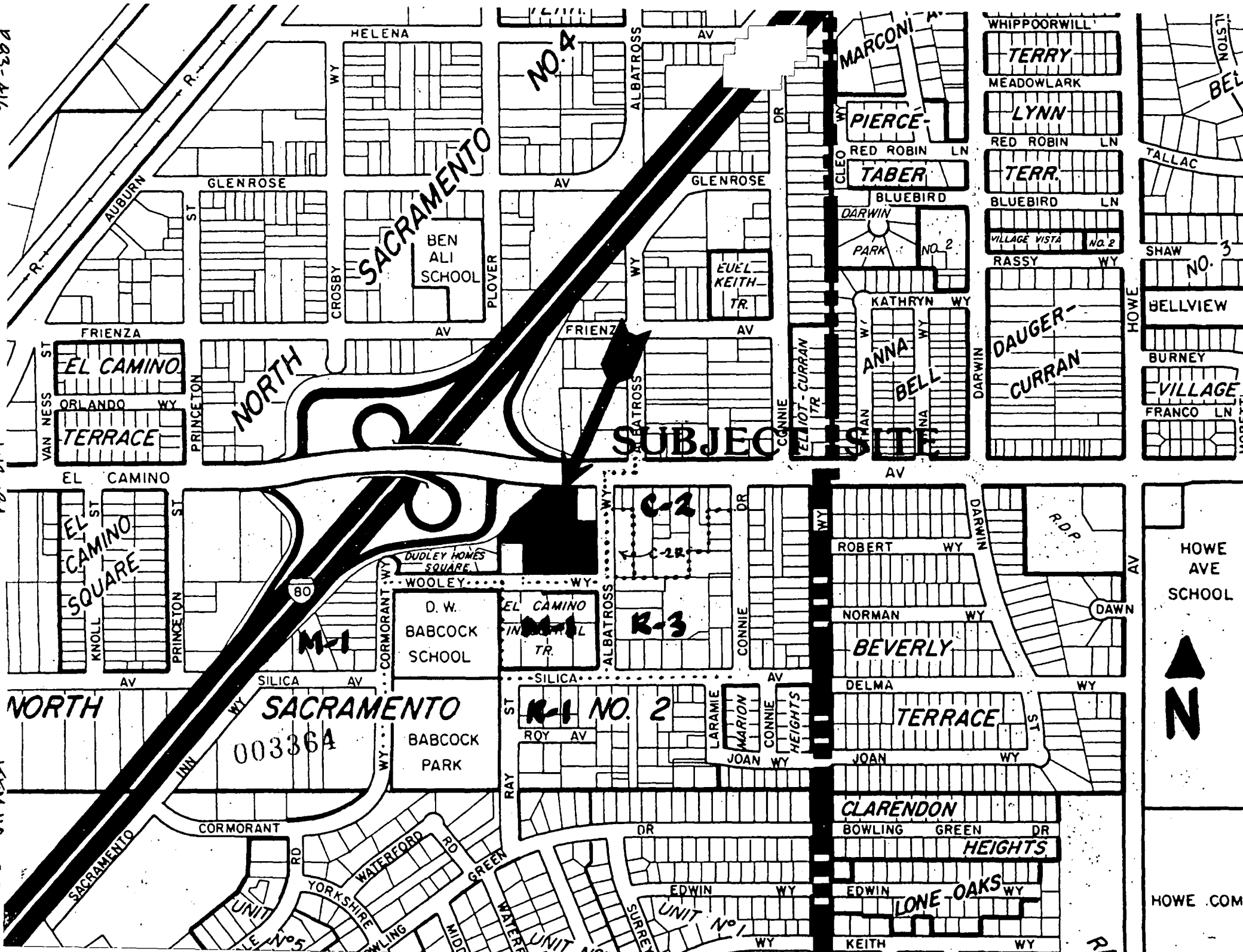
- a. A revised site plan shall be submitted for staff review and approval prior to application for building permits reflecting the following:
  - 1) Modified parking stalls with overhang areas incorporated into abutting landscaping and walks;
  - 2) Revised driveway location as required by Traffic Engineering;
  - 3) Indication of driveway deletions on El Camino Avenue and replacement with improvements satisfactory to Traffic Engineering.
- b. Detailed landscaping, irrigation and shading plans shall be submitted for staff review and approval prior to issuance of building permits. The landscaping shall consist of undulating berms with 15-gallon trees, five-gallon shrubs and ground cover;
- c. All existing structures shall be removed prior to any development on the site;
- d. The applicant shall submit a detailed sign program indicating the location and size of all signs prior to issuance of sign permits. All signs shall be uniform in design and be consistent with the overall design of the project.

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P83-416

1-12-84

ITEM NO. 39



SACRAMENTO

SUBJECT SITE

NORTH

N

BEN ALI SCHOOL

D.W. BABCOCK SCHOOL

HOWE AVE SCHOOL

NO. 4

R-3

N-1 NO. 2

PIERCE

TERRY

LYNN

TABER

TERR.

EUEL KEITH TR.

VILLAGE VISTA NO. 2

DAUGER-CURRAN

EL CAMINO

TERRACE

EL CAMINO SQUARE

BABCOCK PARK

BEVERLY

TERRACE

CLARENDON

HEIGHTS

LONE OAKS

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UNIT No. 5

UNIT No. 1

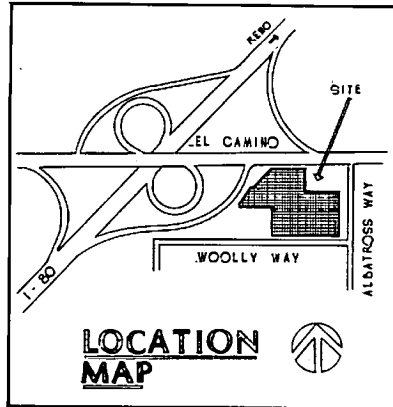
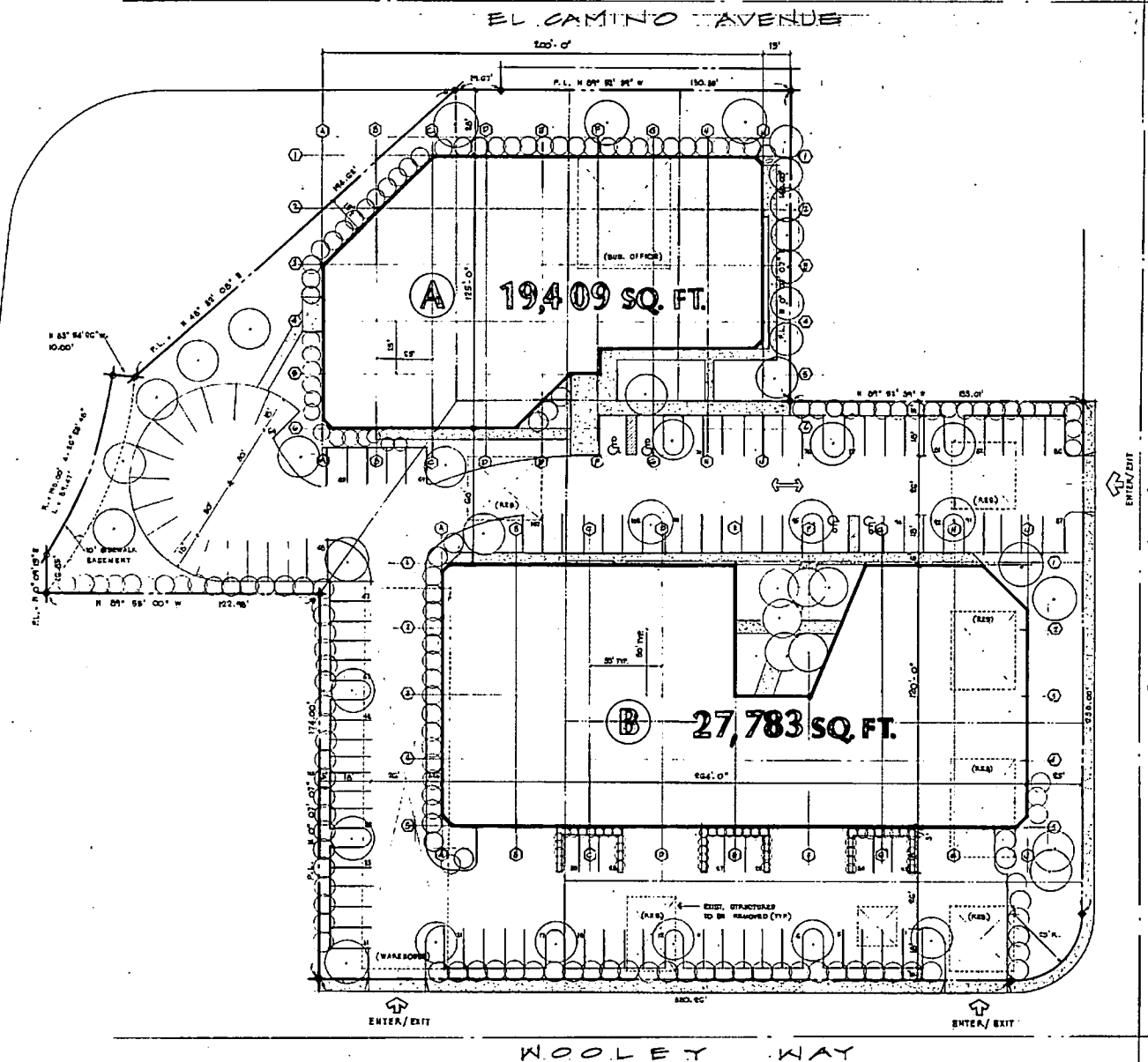
KEITH

WY

RA

P 83416

1-80 OFF RAMP



**LOCATION MAP**

**DATA:**

SITE AREA: 5.099 ACRES  
 GROSS BLDG. AREA: 47,192 SF  
 BLDG. COVERAGE: 35%  
 LANDSCAPED AREA: 26%  
 SURFACED AREA: 39%  
 BLDG. USE: 60% OFFICE  
 40% INDUSTRIAL

**PARKING REQ'D:**  
 OFFICE AT 1/400 : 28,915 / 400 = 71 SPACES  
 INDUSTRIAL AT 1/1000 : 18,817 / 1000 = 19 SPACES

**TOTAL SPACES = 90**  
 (INCLUDING 5 HANDICAPPED)  
 (8'-18" MIN. SIZE STALL)

**PARKING PROVIDED:**  
 107 SPACES AT 9'-18" WITH (4) HANDICAPPED

**OCCUPANCY :** B2 (1982 UBC)  
**TYPE OF CONST. :** V-1 HOUR

**OWNERSHIP:** WAREHOUSE/ OFFICE CONDOMINIUM



Campbell, Anderson, Hillier, Davis  
 Architects and Planners, Inc.  
 1515 Main Park Drive  
 Sacramento, California 95814  
 916-230-2222

EL CAMINO COMMERCE CENTER  
 SACRAMENTO  
 CALIFORNIA

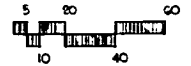
DATE: 12-9-83  
 DRAWN BY: R.J.C.  
 CHECKED BY: J.S.A.  
 PROJECT NO.: 83416

003365

SITE PLAN



SC: 1"=20'-0"



1

OF 5 SHEETS

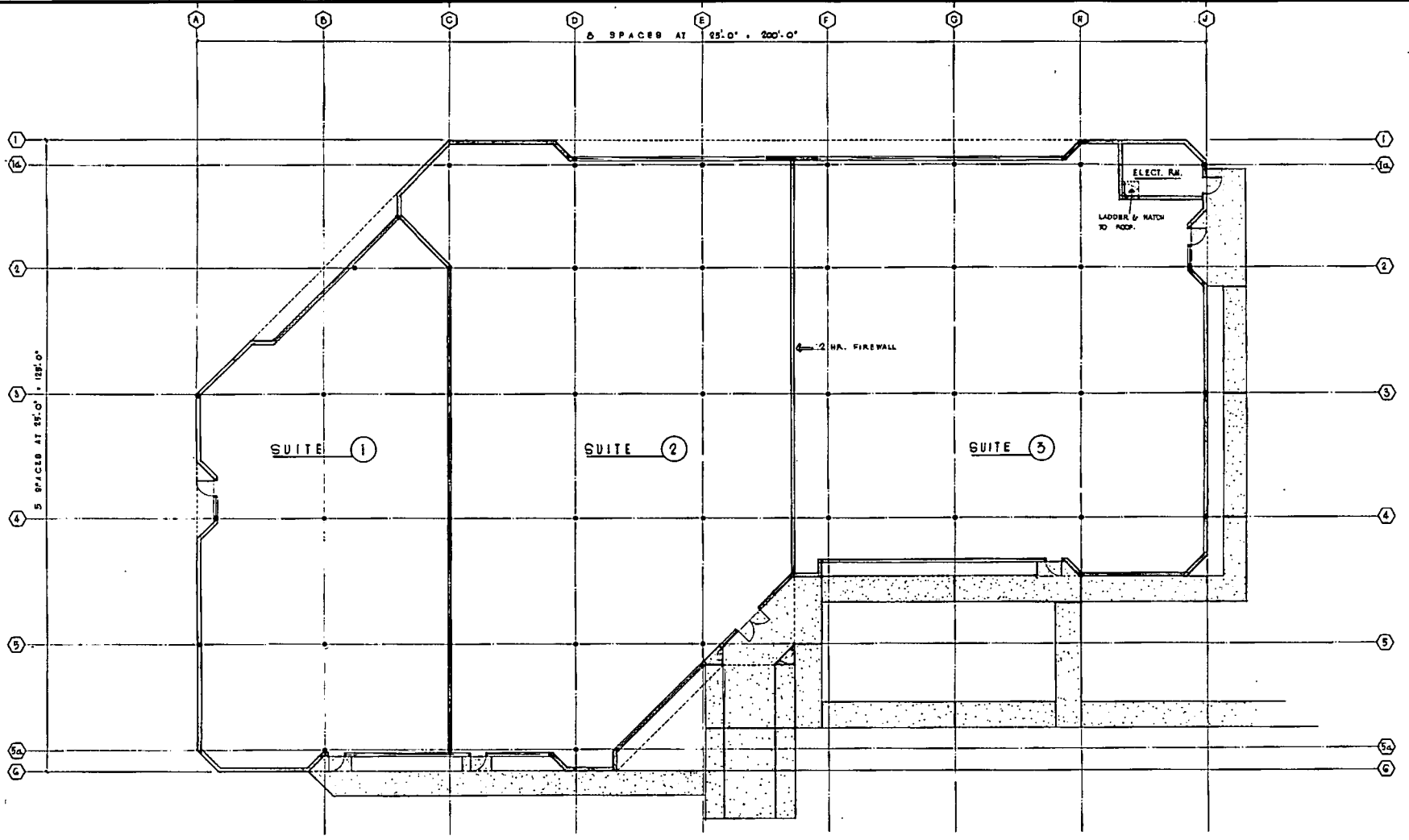
1-14-84

ITEM NO. 379

88416

1-12-84

MEMO 39



**BUILDING A**  
**19,409 SQ. FT.**



SC: 1" = 1'-0"  
 8



003366



CAREERS AND RECRUITMENT  
 1515 SHAW PARK DRIVE  
 SACRAMENTO, CALIFORNIA 95811  
 916-442-2000

PROJECT NO.

**EL CAMINO COMMERCE CENTER  
 SACRAMENTO CALIFORNIA**

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ARCHITECT  
 HOWARD S. CARROLL & ASSOCIATES  
 1515 SHAW PARK DRIVE  
 SACRAMENTO, CALIFORNIA 95811  
 916-442-2000

DESIGNED BY  
 DATE 12-9-83

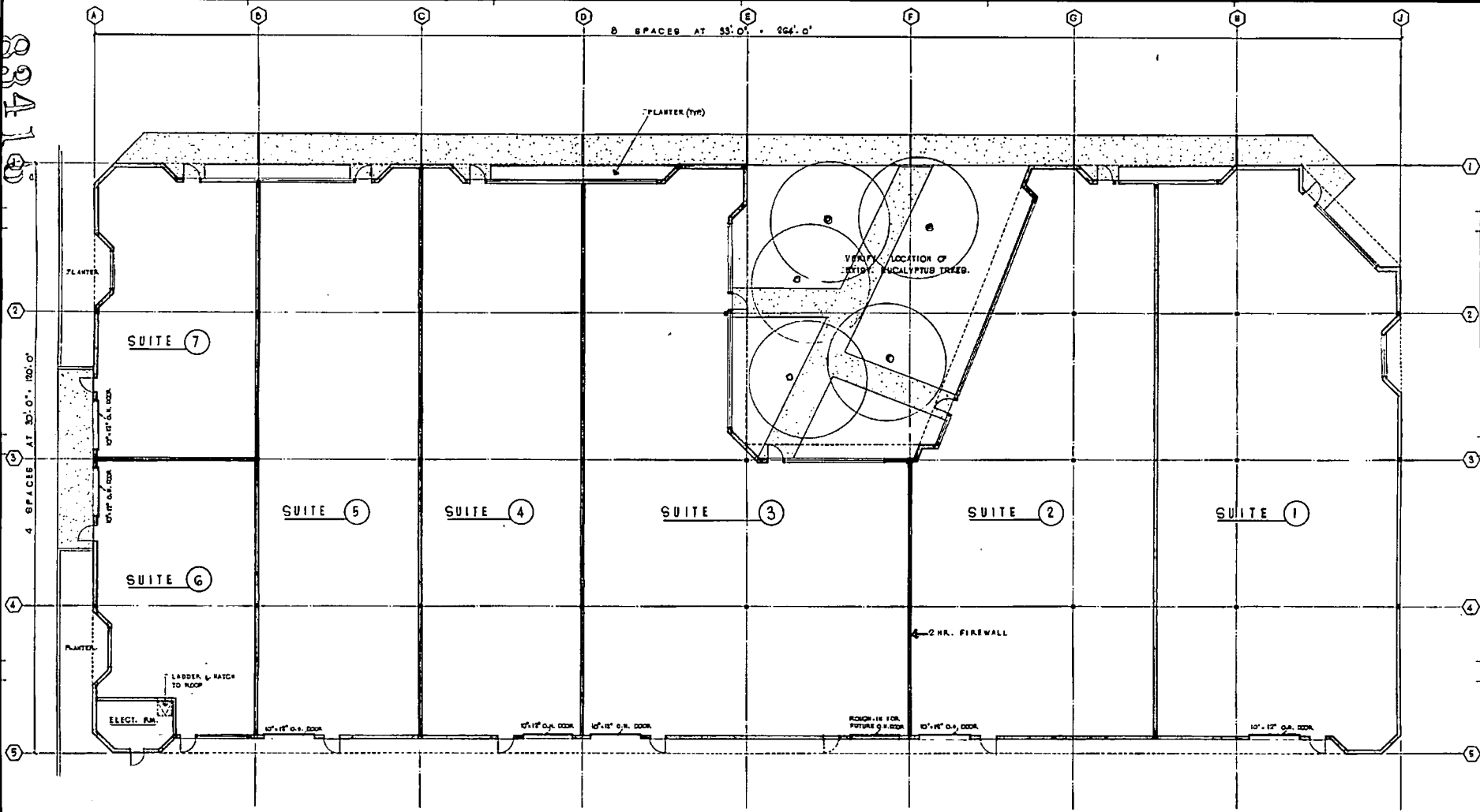
PROJECT NO.

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1-12-84

MEM NO. 39

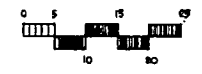


**EL CAMINO COMMERCE CENTER  
SACRAMENTO CALIFORNIA**

THIS DRAWING IS VERY PRECISE AND SHOULD BE USED AS SUCH. IT IS BASED ON THE MOST RECENT SURVEY DATA AVAILABLE.

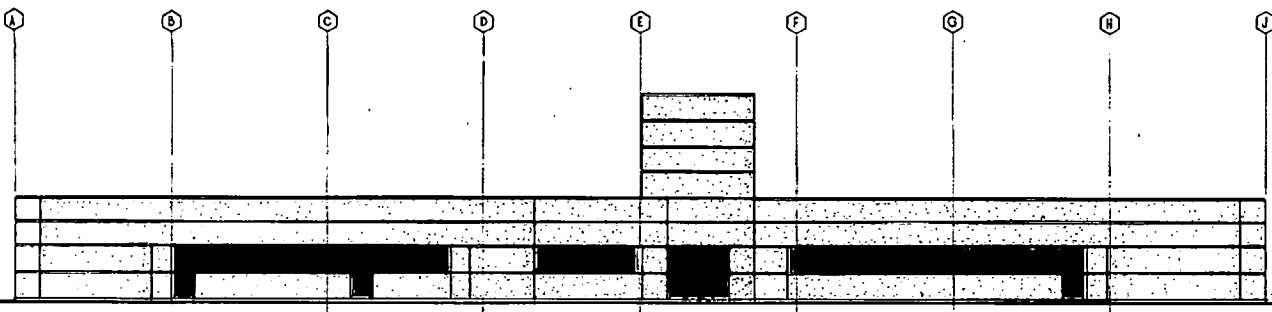
PROJECT:	
BY:	
DATE:	5-3-89
SCALE:	1/2" = 1'-0"
REVISED:	
DATE:	12-9-85
REVISION:	
DATE:	
REVISION:	
DATE:	
REVISION:	

003367 **BUILDING B** 27,783 SQ. FT. **SC: 1" = 1'-0"**

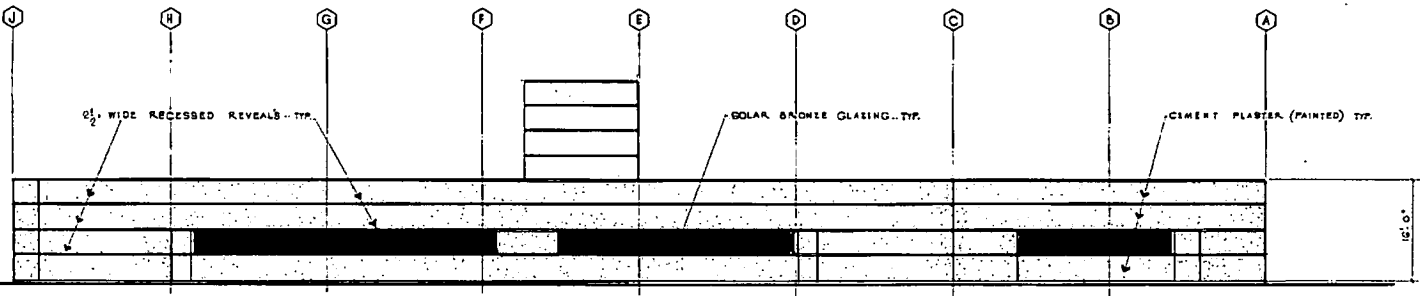


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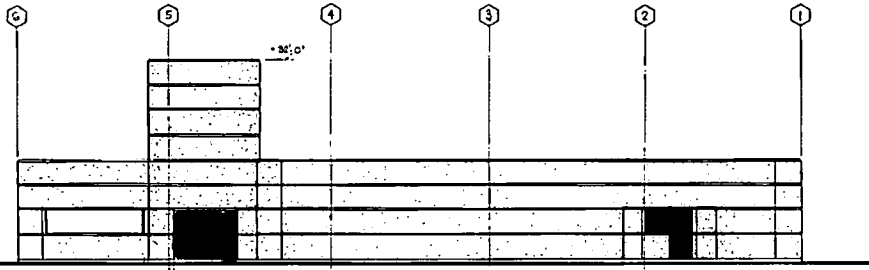
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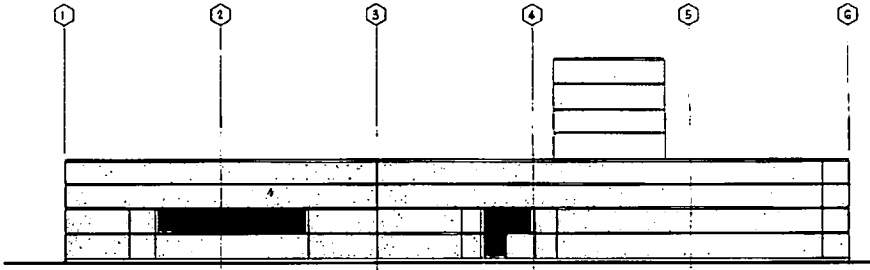
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



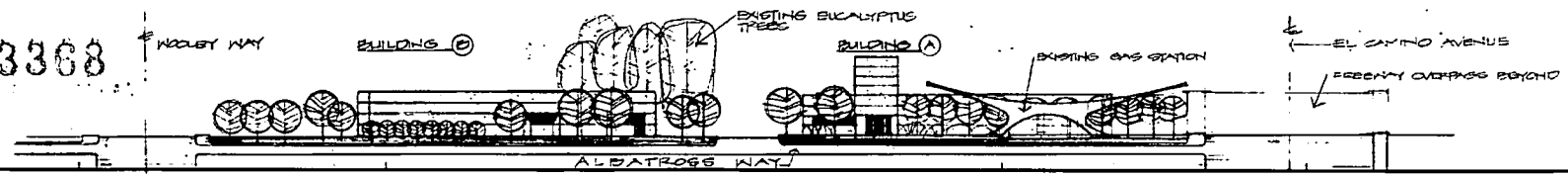
WEST ELEVATION

BUILDING (A)

SC: 1/8" = 1'-0"



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SAN FRANCISCO, CALIFORNIA 94103  
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EL CAMINO COMMERCE CENTER  
SACRAMENTO CALIFORNIA

PROJECT NO.	
ARCHITECT	
PLANNING & CONSULTING ENGINEERS	
DATE	
SCALE	
NO.	8349
DATE	12-1-83

4

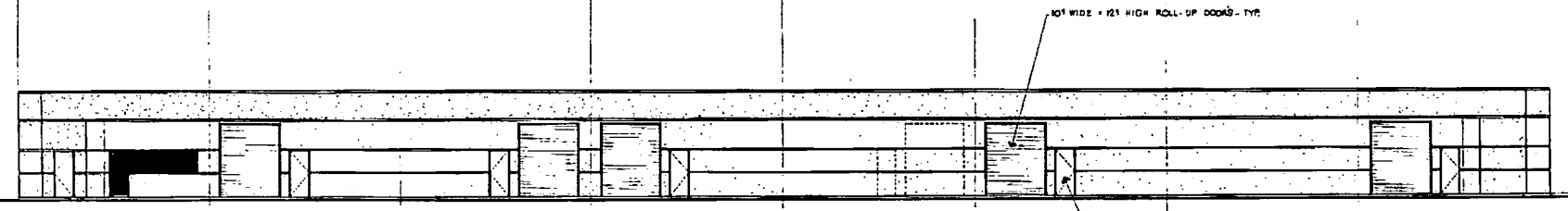
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ITEM NO. 39



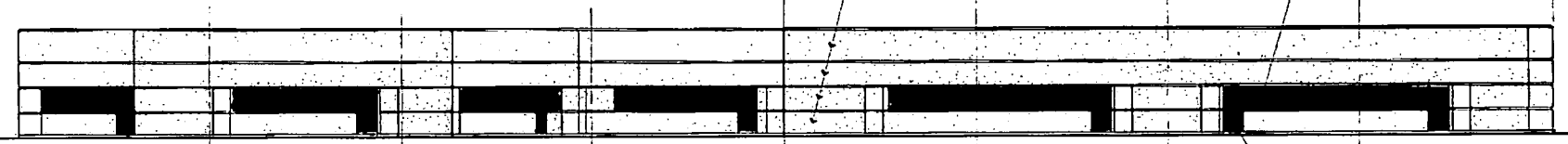
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 ITEM NO. 39

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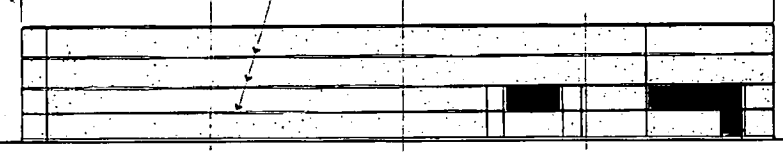
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H G F E D C B A



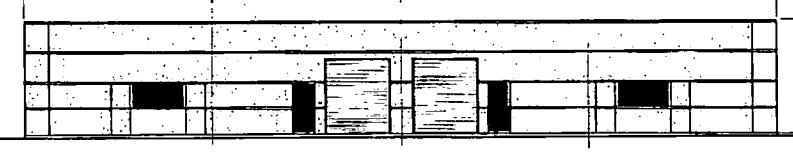
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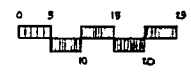
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W E S T E L E V A T I O N

**BUILDING** (B)

SC: 1" = 1'-0"



003369



LAMBERT, DE WOOD, NEE & SAITZ  
 ARCHITECTS AND ENGINEERS, INC.  
 1415 HIGH PARK DRIVE  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 442-2818

CONTRACT NO.

**EL CAMINO COMMERCE CENTER**  
**SACRAMENTO CALIFORNIA**

THIS ELEVATION IS NOT FINAL, AND  
 THE USER SHALL BE RESPONSIBLE FOR  
 VERIFYING ALL DIMENSIONS AND  
 CONDITIONS OF THE PROJECT.  
 CONTRACT NO. 83416  
 DATE: 12-9-85

PROJECT NO.  
 SHEET NO. 5