

P94-015 - 1565 RIVER PARK DRIVE COPY SHOP

- REQUEST:
- A. *Amendment to the Point West PUD Guidelines:* to allow copy shops as accessory uses within the Business Office OB-PUD zone.
 - B. *Special Permit* to allow a 2,552 square foot copy shop within the OB-PUD zone of the Point West PUD.

LOCATION: 1565 River Park Drive/Point West PUD
APN 277-0286-032
Arden Arcade/Point West PUD
Council District 3

APPLICANT:	CB Commercial, Sallie Musso, 446-8246 555 Capitol Mall, Suite 145, Sacramento, CA 95814
OWNER:	Peter Paulsen c/o CB Commercial 555 Capitol Mall, Suite 145, Sacramento, CA 95814
PLANS BY:	CB Commercial
APPLICATION FILED:	February 14, 1994
STAFF CONTACT:	Jim McDonald, Associate Planner, 264-5723

SUMMARY/RECOMMENDATION:

The applicant is seeking entitlements to locate a copy shop within an existing building located at 1565 River Park Drive in the Office Building (OB) PUD zone in the Point West PUD. The copy shop would serve the surrounding office development within the PUD. The Point West PUD does not currently address the issue of accessory use within the OB zone. The applicant is also seeking to amend the Point West PUD to define copy shops as an accessory uses within the OB zone.

Staff recognizes the advantages of allowing for a mixture of uses within PUDs, particularly office developments, which typically are isolated from necessary support uses such as restaurants, retail shops and support services. Staff recommends that the Planning Commission approve the amendment to the PUD to allow copy shops as accessory uses and the special permit to allow a copy shop to be located at 1565 River

01420

Park Drive.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Existing Land Use of Site:	Office Park
Existing Zoning of Site:	OB-R PUD
Surrounding Land Use and Zoning:	

North:	Office; OB-R
South:	Apartments; R3-R
East:	Red Lion Motor Inn; SC-R
West:	Office; OB-R

Square Footage of Building:	8,389 square feet
Square Footage of Project:	2,552 square feet

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:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The Point West PUD was originally approved by the City in January of 1972. At that time, the PUD was given numerous land use designations ranging from residential to office to shopping center commercial. These designations were generally applied to large blocks of land. Since the PUD was originally created, the advantage of mixing uses within given land uses or structures has been "rediscovered". The advantages of mixed land uses and facilities includes, but is not limited to:

- reduction of the need for additional auto trips
- creation of a pedestrian friendly environment
- varied and interesting living and working environment (vs bland and homogenous)
- opportunities for "close-in" services

The applicant's copy shop is currently located within an existing three story office building located at 1610 Arden Way. That location is zoned General Commercial (C-2), which allows both office uses and copy shops by right. It provides an excellent example of how copy facilities work as accessory facilities which support office development.

01421

Staff surveyed a number of copy/print shops throughout the City and found that there are generally three levels or scales of facilities:

- small: single bay facilities ranging up to 2,500 s.f.
- mid-size: facilities ranging in size from 2,500 s.f. to 4,500 s.f. (including small print machines)
- large: facilities 4,500 s.f. and larger (including larger printing presses)

These facilities are typically located in mixed use environments that include land uses ranging from residential and retail to high rise office.

Staff recommends that the Point West PUD Guidelines be amended to include the following land use language:

Copy shops are allowed by right if they meet the following criteria:

- *Customer base should be located within the same PUD*
- *Located within an existing building - principal entrance interior to building*
- *Does not exceed 2,500 square feet in area*

Copy shops may be allowed by Zoning Administrators Special Permit subject to the following criteria:

- *Customer base should be located within the same PUD*
- *Located within an existing building*
- *Does not exceed 4,500 square feet in area*

In both cases, copy shops shall utilize the parking allotted to the existing floor area of the project site.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

The General Plan contains numerous goals and policies that encourage the promotion and development of mixed use projects. One specific policy (Section 4-16) states that the City should "Strongly encourage new regional and commercial office centers to incorporate accessory uses...". It also suggests that the City take action to "Study and adopt development guidelines that establish incentives for inclusion of public amenities, transit amenities, child care facilities, and non-office ground floor retail uses in regional office and commercial developments." The project is consistent with the goals and policies of the General Plan.

01422

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

B. Public/Neighborhood/Business Association Comments

Point West Business Association: "We see no negative impact on the Point West area and should provide an additional service to our area. Additional traffic should be minimal."

C. Summary of Agency Comments

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

1. Building Department: The sign height and area are inconsistent with the goals and policies of the sign ordinance. Sign area is calculated by measuring the outside of the sign background, not the area of the letters.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and B. The Special Permit is being heard by the Commission rather than the Zoning Administrator because the other entitlement, the PUD Amendment, was required to be heard by the Commission. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

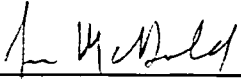
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

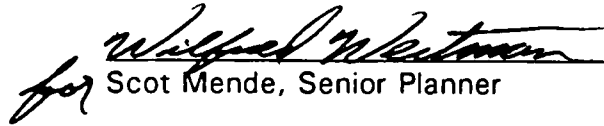
- A. Adopt the Resolution to *Approve the Amendment to the Point West PUD Guidelines*: to allow copy shops as accessory uses within the Business Office OB-PUD zone.
- B. Adopt the Resolution to *Approve the Special Permit* to allow a 2,552 square foot copy shop within the OB-PUD zone of the Point West PUD.

Report Prepared By,

Report Reviewed By,





Jim McDonald, Associate Planner



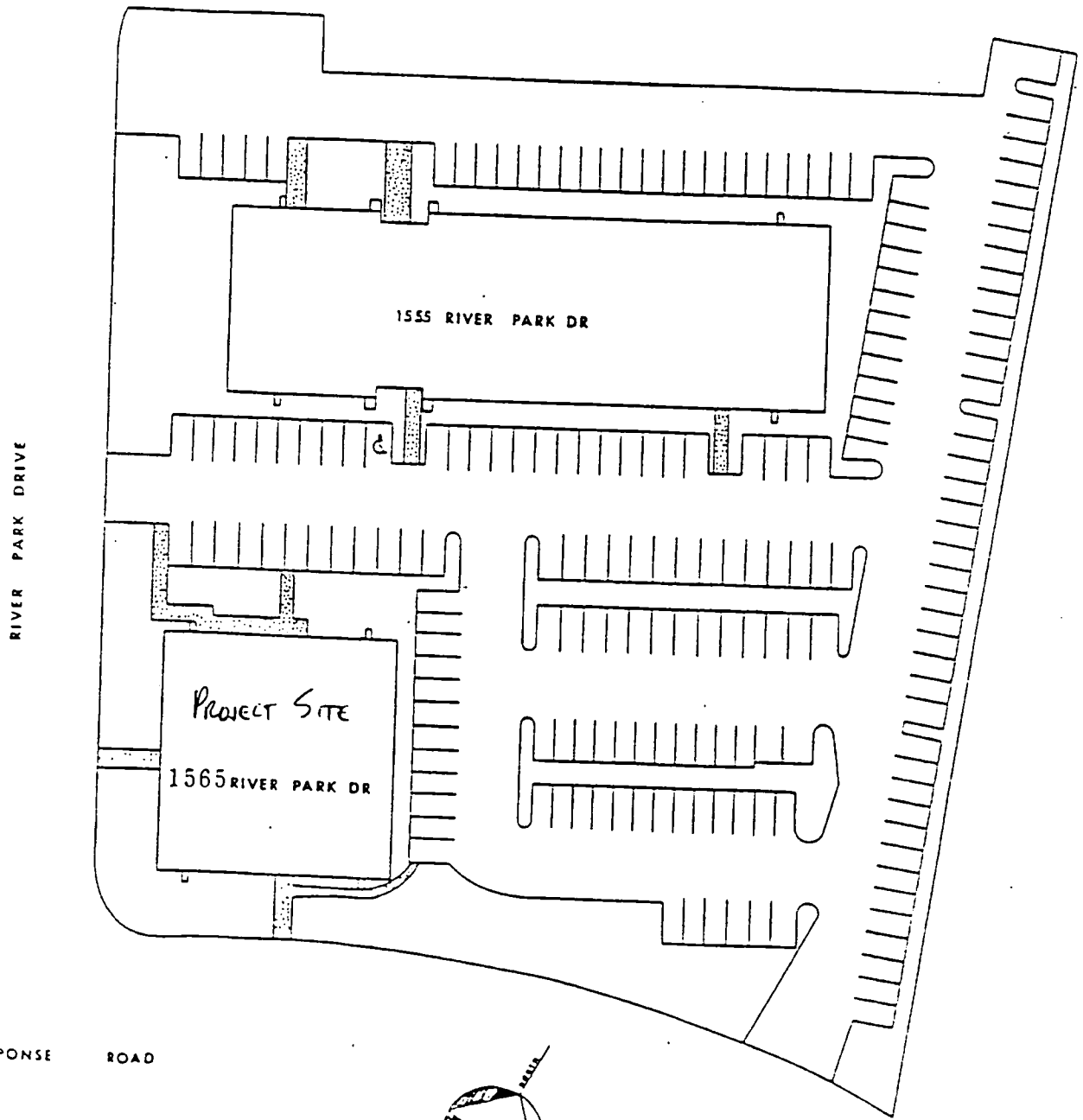
for Scot Mende, Senior Planner

Attachments

Exhibit A-1	Applicant Proposal
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the PUD Amendment
Exhibit C-1	PUD Text Amendment
	

P94-015.CPC

01424

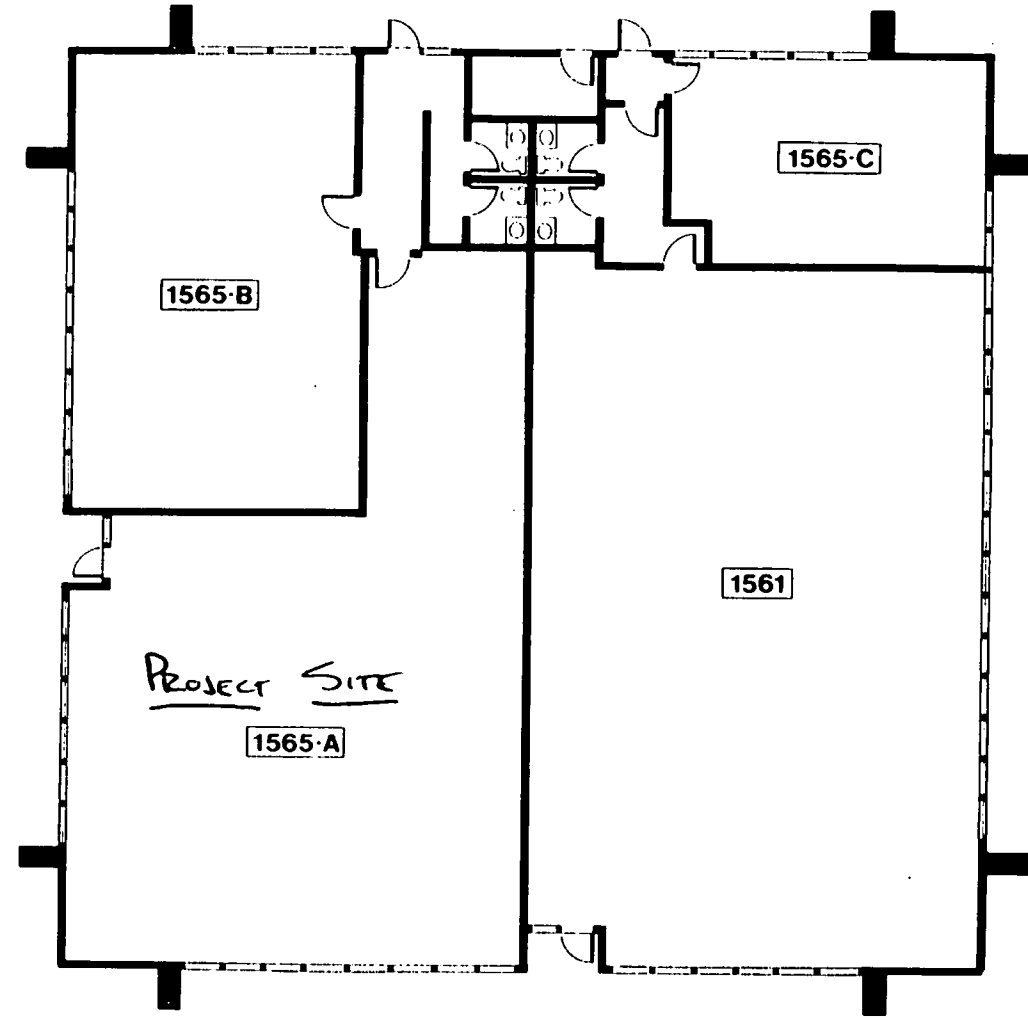


RESPONSE ROAD



01425

RIVER PARK DRIVE

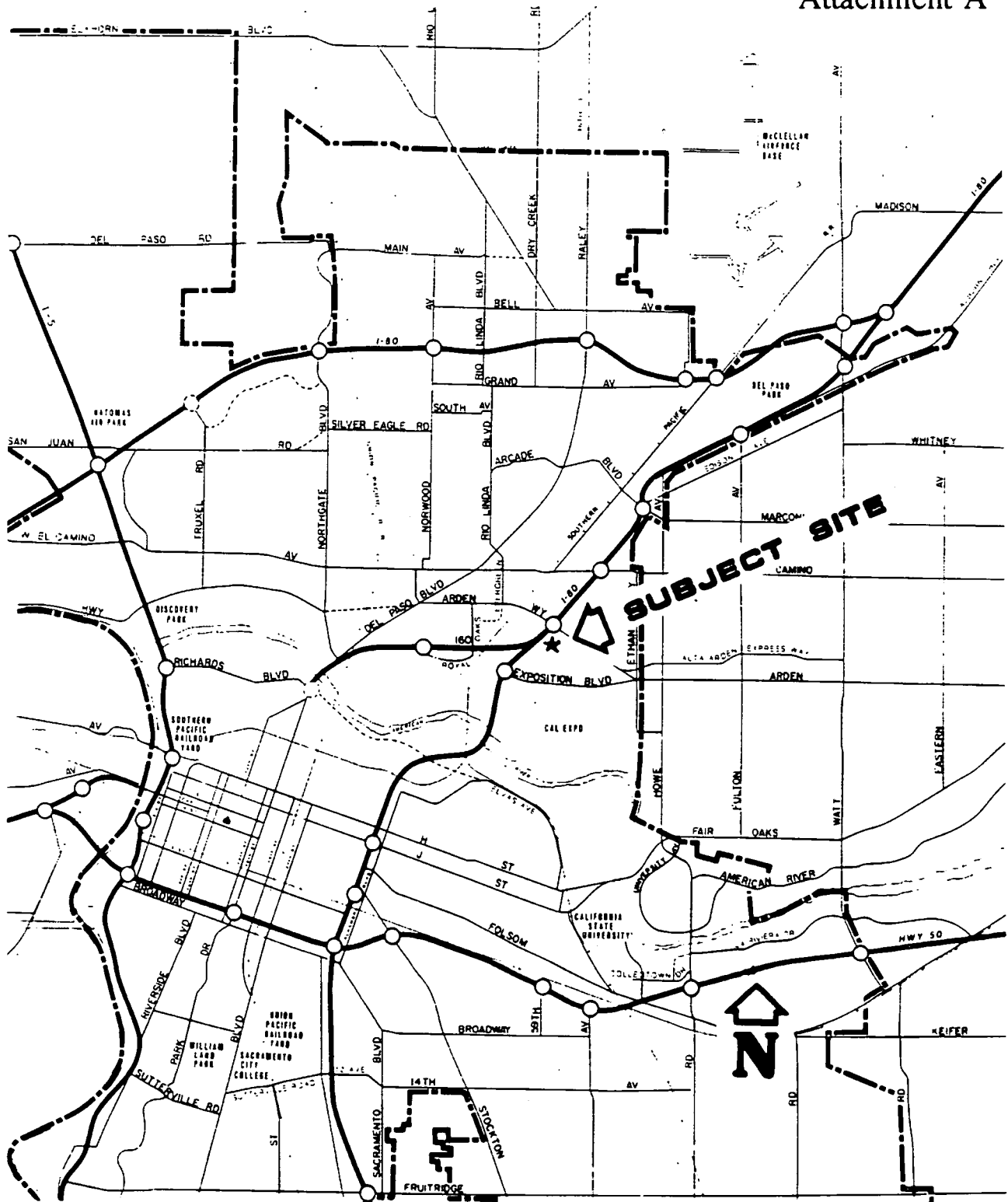


RESPONSE ROAD

01426

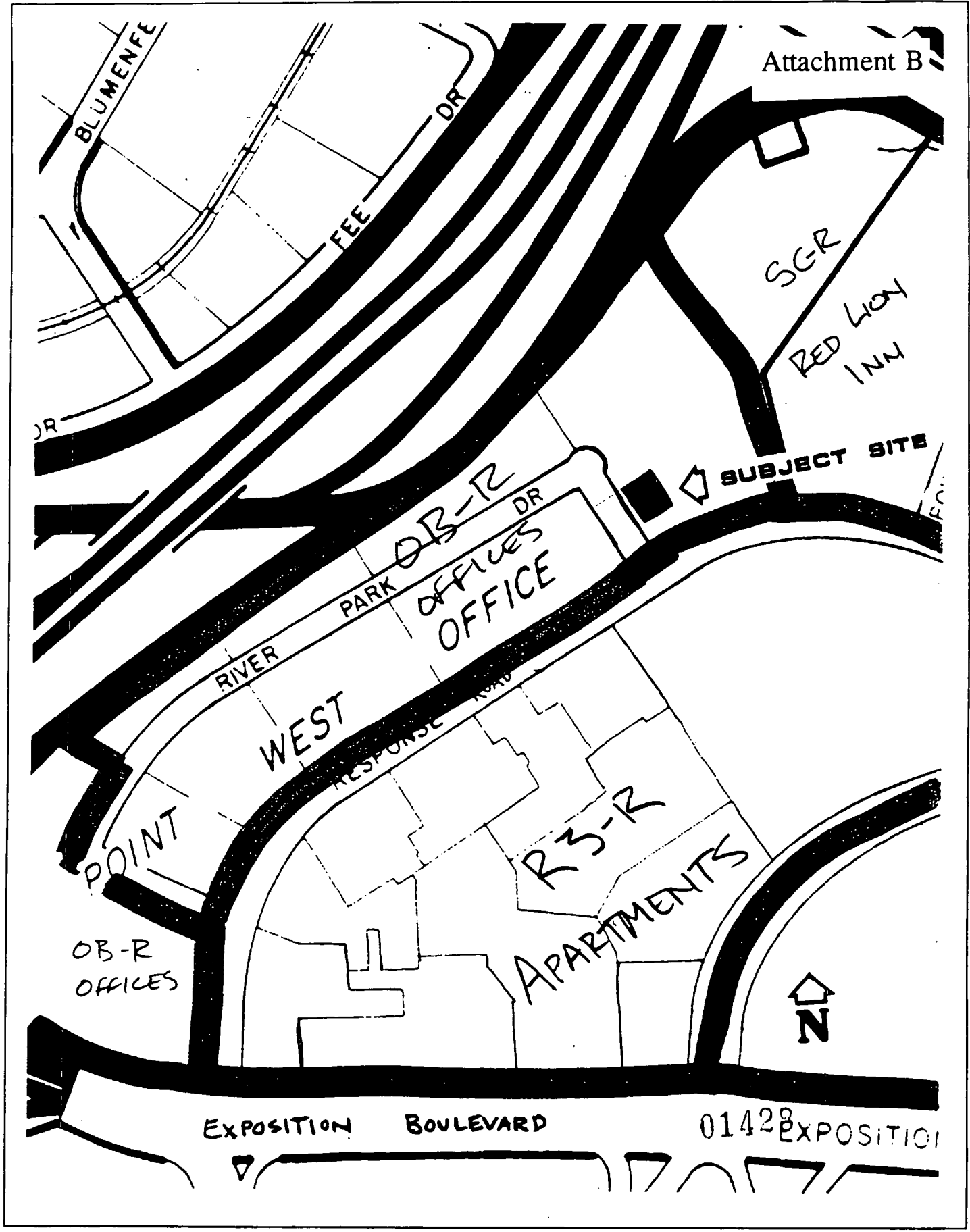
15

Attachment A



01427

VICINITY MAP



LAND USE & ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLANNED UNIT DEVELOPMENT (PUD) GUIDELINE AMENDMENT TO THE POINT WEST PUD TO ALLOW COPY SHOPS IN THE OFFICE BUILDING (OB) PUD ZONE IN EXISTING BUILDINGS

(P94-015) (APN: VARIOUS)

WHEREAS, the City Planning Commission on _____, held a public hearing on the request for approval of a special permit to locate a copy shop within and existing structure in the Office Building (OB) PUD zone within the Point West;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a));

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

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

1. The PUD Guideline Amendment is hereby approved based upon the following findings of fact:
 - A. The project is based upon sound principles of land use in that:
 - 1) the project is consistent and compatible with surrounding office park development;
 - 2) existing parking will be utilize; and
 - 3) the project will not generate additional traffic not originally anticipated in the Point West PUD.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will be located within an existing structure and utilize existing parking spaces.
 - C. The proposed amendment is consistent with the goals and policies of the General Plan which encourage mixed use development.

2. The PUD Guideline Amendment to allow copy shops as ancillary uses in the OB-PUD zone (Exhibit C-1) is hereby approved subject to the following conditions:
- A. copy shop proposals less than 2,500 square feet in area, which comply with the criteria identified in Exhibit C-1, shall be allowed as a matter of right.
 - B. copy shop proposals between 2,500 and 4,500 square feet in area will be subject to approval of a Zoning Administrator Special Permit.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-015

JM\JM:P94-015P.RES

01430

Point West PUD Guidelines

Ancillary uses within the OB zone

Copy shops are allowed by right if they meet the following criteria:

- Customer base should be located within the same PUD
- Located within an existing building - principal entrance interior to building
- Does not exceed 2,500 square feet in area

Copy shops may be allowed by Zoning Administrators Special Permit subject to the following criteria:

- Customer base should be located within the same PUD
- Located within an existing building
- Does not exceed 4,500 square feet in area

In both cases, copy shops shall utilize the parking allotted to the existing floor area of the project site.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 1565 RIVER PARK DRIVE (POINT WEST PUD)

(P4-015) (APN: 277-0286-032)

WHEREAS, the City Planning Commission on _____, held a public hearing on the request for approval of a special permit to locate a copy shop within and existing structure in the Office Building (OB) PUD zone within the Point West PUD for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a)).

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

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

1. The Special Permit is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the project is consistent and compatible with surrounding office park development;
 - 2) existing parking will be utilize; and
 - 3) the project will not generate additional traffic not originally anticipated in the Point West PUD.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project will be located within an existing structure and utilize existing parking spaces.
 - C. The project is consistent with the General Plan which designate the site as Regional Commercial & Offices.

2. The Special Permit for the proposed copy shop (Exhibit A-1) is hereby approved subject to the following conditions:

- A. the project will comply with Uniform Building and Fire Codes for the storage of chemicals on site.
- B. exterior building modifications (including signage) will be subject to the Point West PUD design guidelines.
- C. expansion of the project square footage will require subsequent review and approval from the Planning Commission through the Special Permit Modification process.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-015

JM\JM:P94-015S.RES

01433