

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Murray Smith & Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670				
OWNER	Sacramento Investment Co., Inc II, 10969 Trade Center Dr., Rancho Cordova, 95670				
PLANS BY	Comstack Johnson, Inc. 3212 Ramos Circle, Sacramento, CA 95827				
FILING DATE	8-22-86	ENVIR. DET.	8-27-86	REPORT BY	FG:tc
ASSESSOR'S-PCL. NO.	250-360-17,18				

- APPLICATION:
- A. Negative Declaration
  - B. Plan Review of a 71,000+ square foot office/warehouse
  - C. Lot Line Adjustment to merge two lots

LOCATION: North side of Patio Avenue, approximately 440+ feet east of Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 71,000+ square foot office/warehouse building

PROJECT INFORMATION:

1974 General Plan Designation: Business Park  
1986 South Natomas Community  
Plan Designation: Business Park  
Existing Zoning of Site: C-4-R and M-1-S  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Industrial; M-1-S	Front:	25'	210'
South: Residential; R-1	Side(Int):	0	68' min
East: Canal; F	Rear:	0	245'
West: Industrial; C-4-R, M-1-S			

Parking Required: 179 spaces  
Parking Provided: 316 spaces  
Property Dimensions: Irregular  
Property Area: 6.48+ acres  
Square Footage of Building: 71,424+ sq. ft.  
Height of Building: 24 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Materials: Tilt up, patterned concrete

BACKGROUND INFORMATION: On February 14, 1977, the City Council approved the rezoning of the subject site from Agriculture (A) to Heavy Commercial-Review (C-4-R) and Light Industrial (M-1(S)) (P7596). On July 3, 1984, the City Council approve a tentative map to divide 37.5+ acres into nine lots (P84-161).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totaling 6.48+ acres which are zoned Heavy Commercial-Review (C-4-R) and Light Industrial (M-1-S). The General Plan and the 1986 South Natomas Community Plan both designate the site for business park use. Surrounding uses include vacant lots, a drainage canal, offices and residential dwellings.
- B. The applicant is proposing to construct a single-story, 71,424+ square foot office/warehouse structure. The structure would be constructed of patterned, tilt-up concrete with an opaque glazing for the windows. The north, south and west sides of the structure will be landscaped and special accent paving will be utilized at all three entry points. The office would employ approximately 145 people and be open from 7 a.m. to 7 p.m., however, the applicant has not identified the prospective tenant(s) of the building. The proposed structure would be similar in design as other existing building in the Sutter Business Park.

The site has a small street frontage on Patio Avenue, however, parking areas and ingress/egress will be shared with adjacent lots. Reciprocal access agreements were a condition of approval of the tentative map which subdivided the original lot. In addition, the proposed structure would be located across the existing property lines, therefore, the applicant is also requesting that the two lots be merged.

- C. Staff has reviewed the layout of the site and the building. Although the applicant proposes a 75 percent warehouse, 25 percent office mix, it is apparent from the plan that the structure could be used for 100 percent office space. Parking has been provided at a ratio which is 1-1/2 times that which is required for 100 percent office use. If the applicant intends to increase the office square footage above the proposed 75 percent/25 percent mix, then a special permit will be required. Any request to increase an office space will require staff to re-evaluate the site for office use and the impacts upon surrounding uses at the time the applicant for a special permit is made.

Lastly, as part of the South Natomas Community Plan, the applicant must submit a transportation systems management (TSM) program to reduce peak hour traffic by a minimum 20 percent. The TSM must be reviewed and approved by the City Traffic Engineer.

- D. The project was reviewed by Traffic, Public Works, Water, Community Services and the South Natomas Advisory Committee. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Plan Review subject to conditions and based upon findings of fact which follow;
- C. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions

1. The applicant shall submit a transportation system management (TSM) program to the City Traffic Engineer for review and approval prior to the issuance of building permits.
2. No more than 25 percent of the gross floor area of the proposed building shall be utilized for office space. A special permit will be required if office development exceeds 25 percent.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed office building is compatible with surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:  

adequate landscaping and parking have been provided on the site.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Business Park uses by the 1986 South Natomas Community Plan and the proposed office building use conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE

LOT 1 OF SUTTER BUSINESS PARK (P86-336)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at north side of Patio Avenue approximately 440+ feet east of Northgate Boulevard; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1986 South Natomas Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for business park use by the 1986 South Natomas Community Plan and the proposed office building conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located on the north side of Patio Avenue approximately 440+ feet east of Northgate Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B.

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CHAIR

ATTEST:

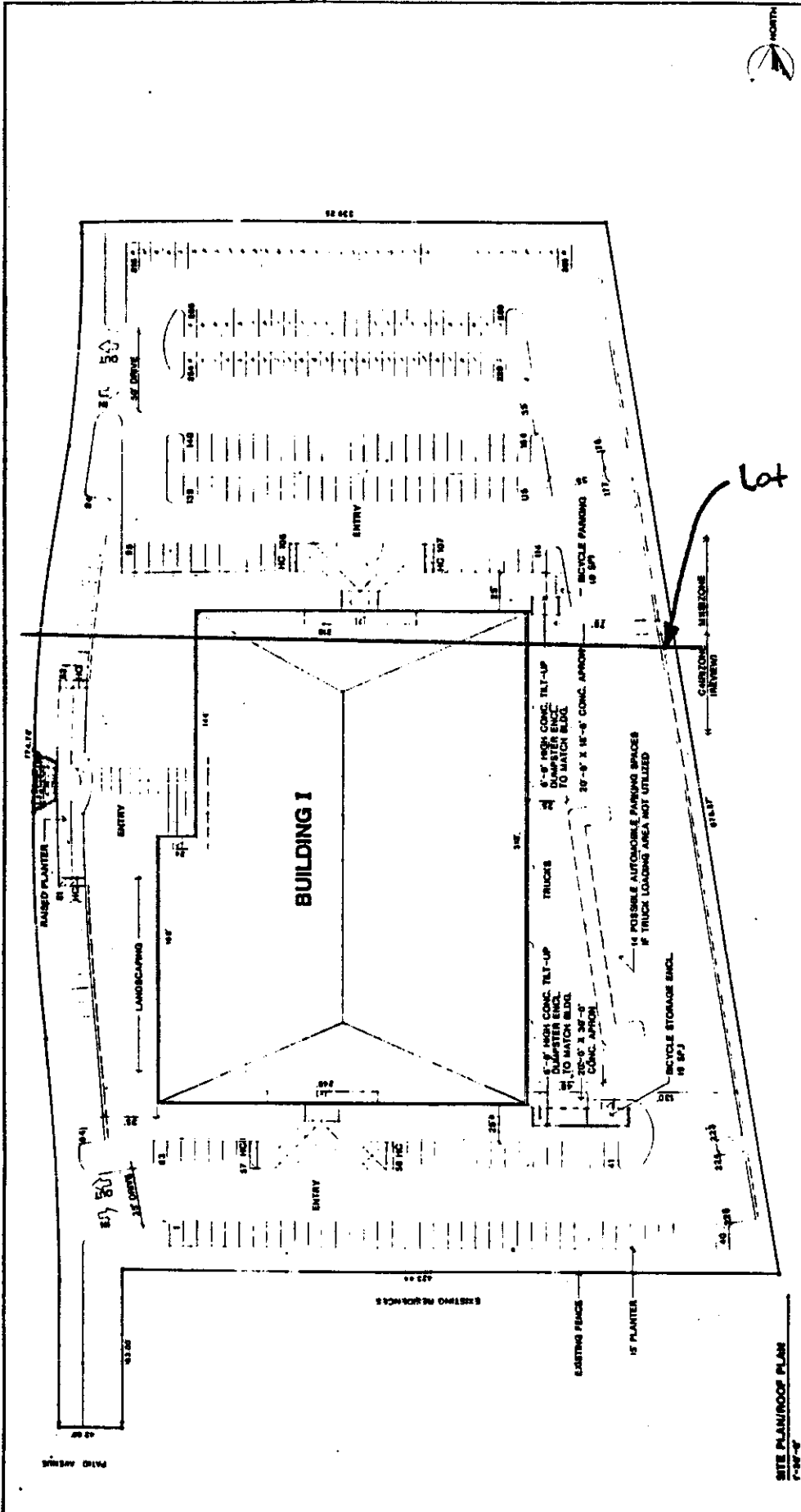
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SECRETARY TO CITY PLANNING COMMISSION

LEGAL DESCRIPTION

Lot 1 of Sutter Business Park as recorded in  
the office of the Recorder of the County of  
Sacramento

EXHIBIT B



Lot line to be removed.

SITE PLAN/ROOF PLAN  
 7-27-86

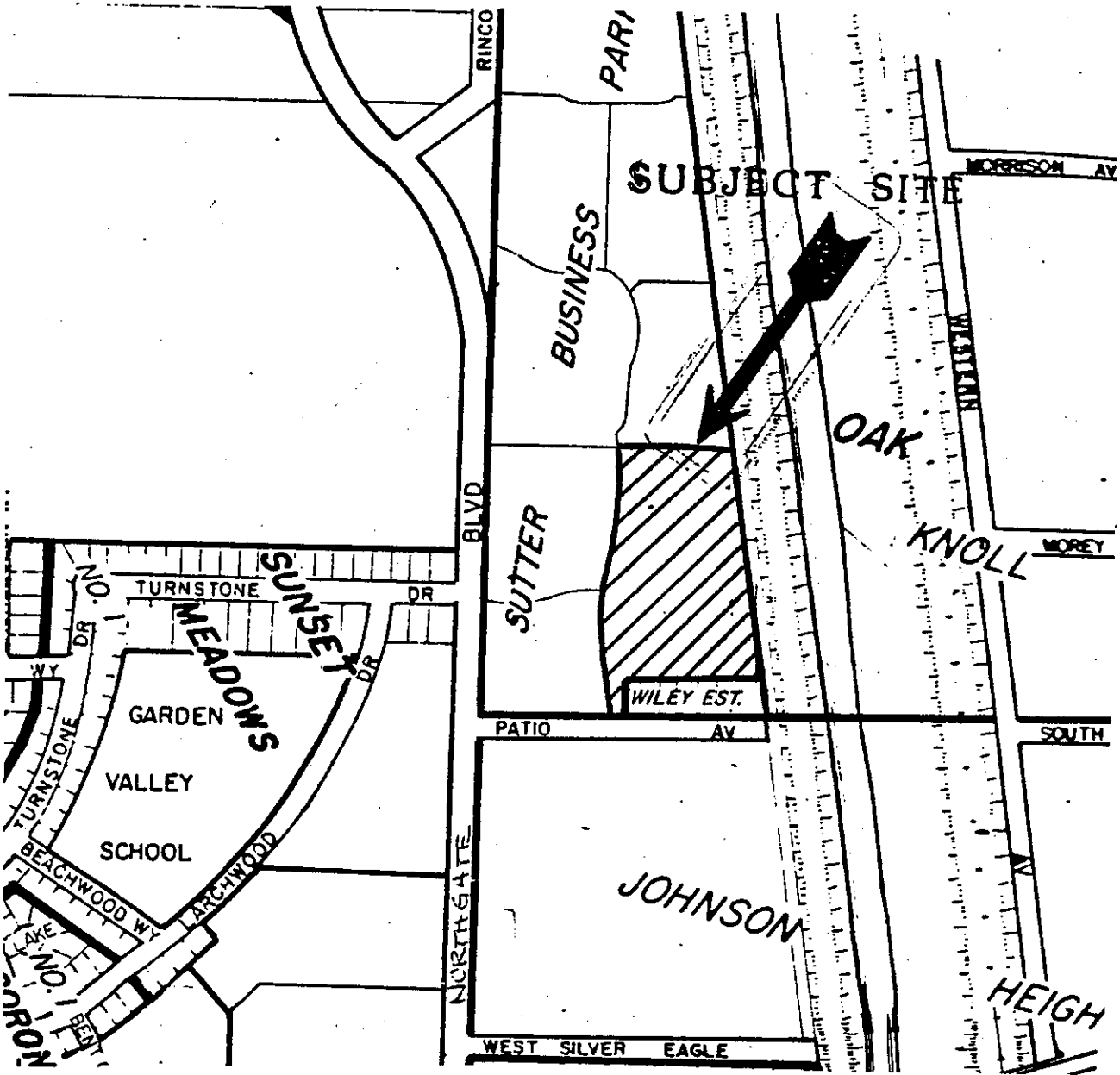
DATA

- SITE AREA 6,479 AC, 34,128 S.F.
- BUILDING AREA 71,454 S.F.
- COVERAGE 25.3%
- PARKING REQUIRED 71,024/408 = 179 SP.
- PARKING PROVIDED 79,000 S.F.
- PARKING RATIO 1.10 SP PER 1000 S.F.
- ZONING CUBIC & MISC.

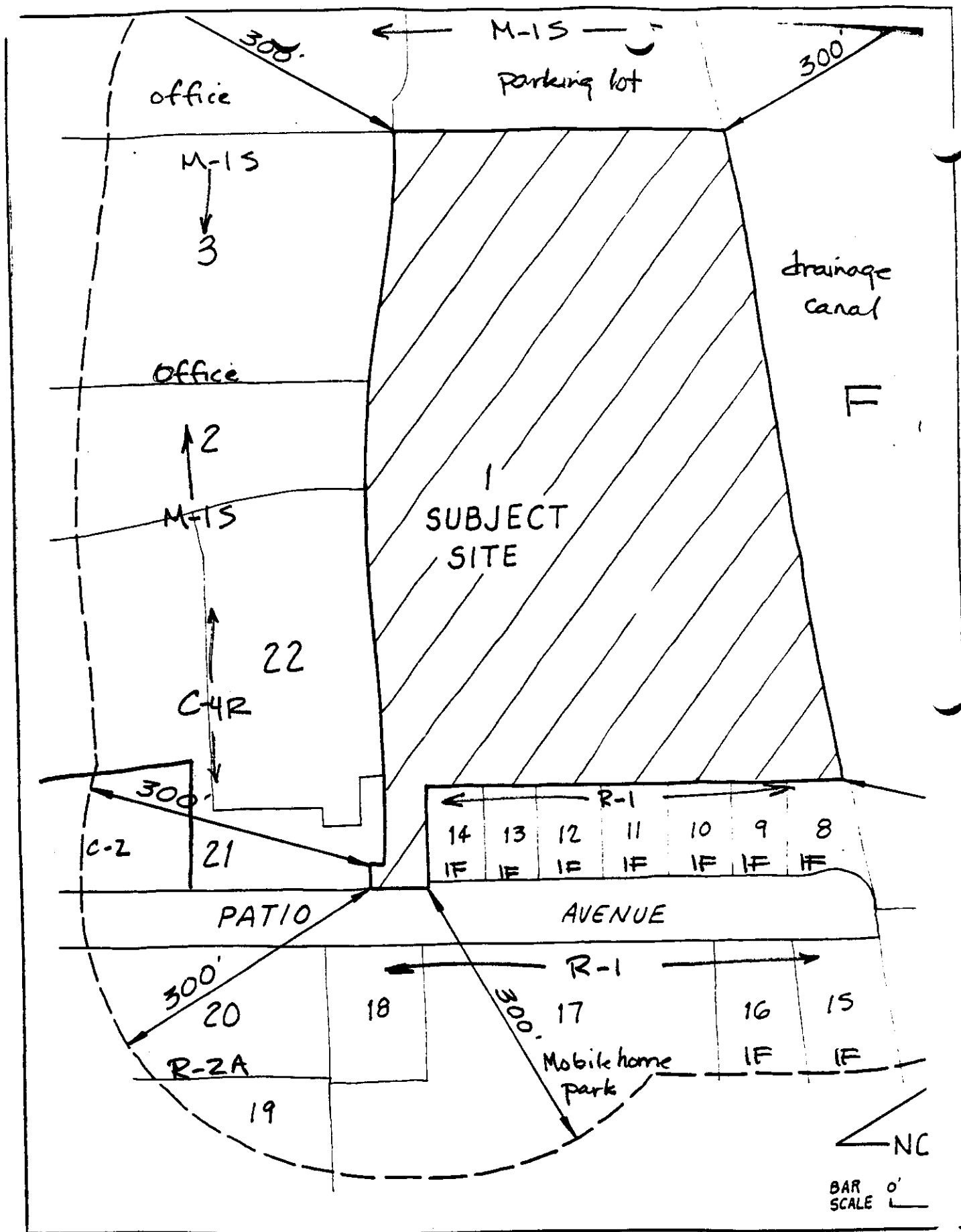
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**VICINITY MAP**



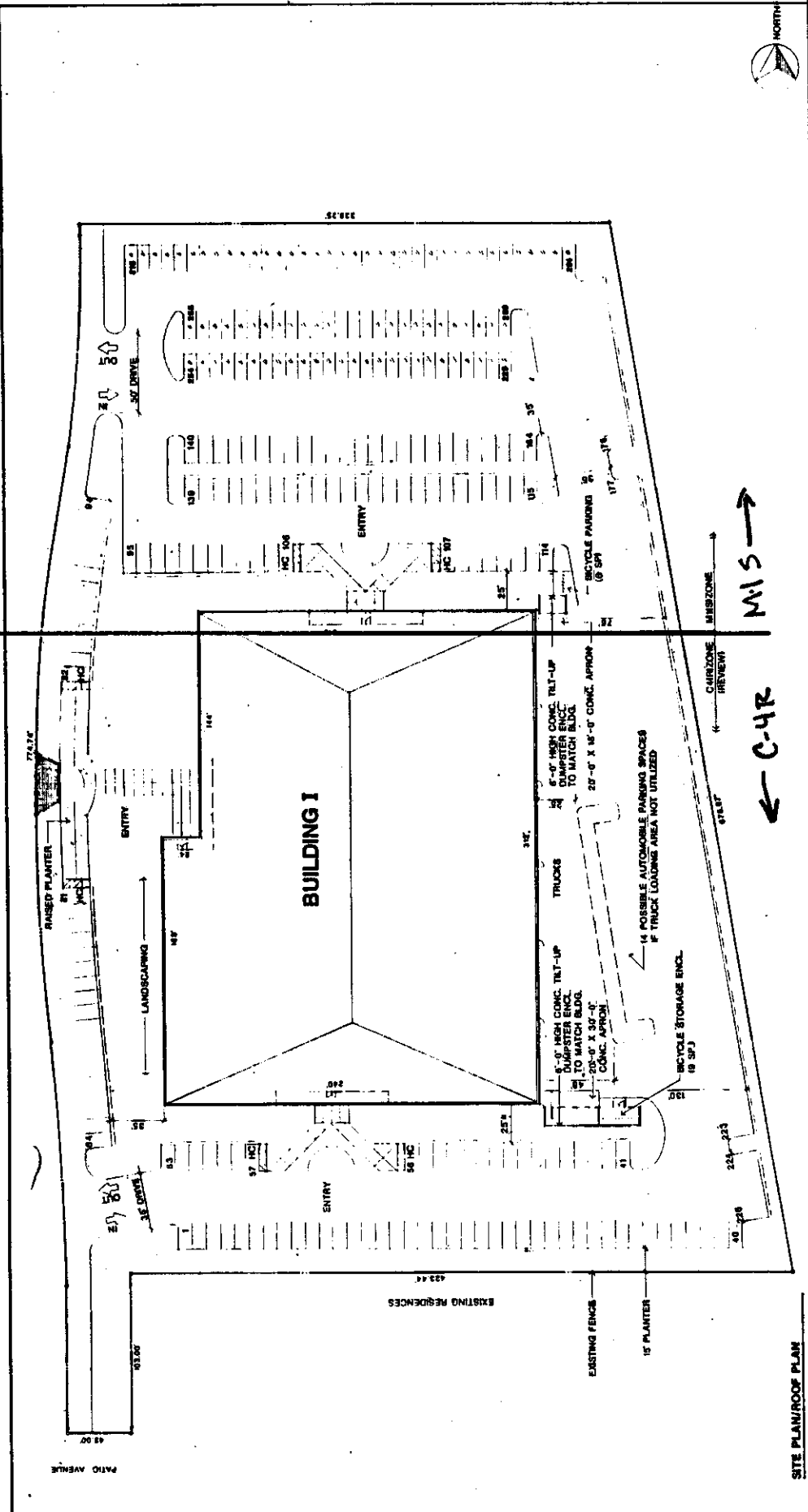
# LAND USE & ZONING MAP

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SITE PLAN/ROOF PLAN  
 1"-30' = 1"

DATA

- SITE AREA 6.478 AC., 282,228 S.F.
- BUILDING AREA 71,424 S.F.
- COVERAGE 26.3%
- PARKING REQUIRED 71,424/400 = 179 SP.
- PARKING PROVIDED 288 SP.
- PARKING RATIO 1 SP PER 310 S.F. OR 3.18 SP PER 1000 S.F.
- ZONING C-4R & M/S

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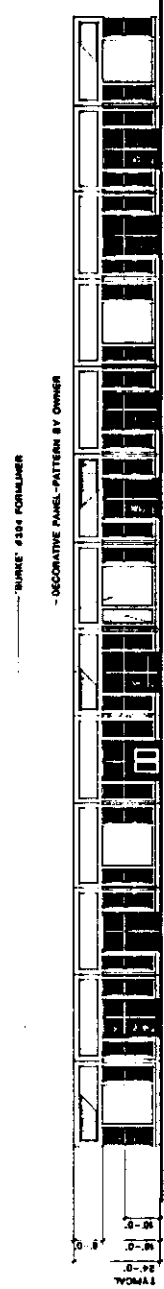
1/21/19/1/18

**BUILDING I**  
**SUTTER BUSINESS PARK**  
SACRAMENTO, CALIFORNIA

**McCUN & STEELE**  
Developers & Architects  
10968 TRADE CENTER DRIVE, SUITE 100  
MANHATTAN, CALIFORNIA 95760

**COMSTOCK JOHNSON**  
architects inc.  
2212 RIVER CREST, SACRAMENTO, CALIFORNIA 95833  
916-442-2200

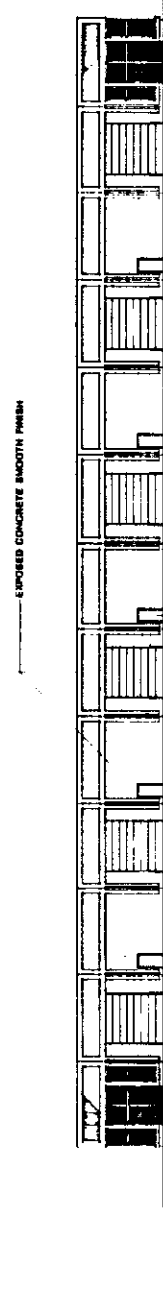
DATE: 1/21/19  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: AS SHOWN



--- BURKE #304 FORMLINER

--- DECORATIVE PANEL - PATTERN BY OWNER

WEST

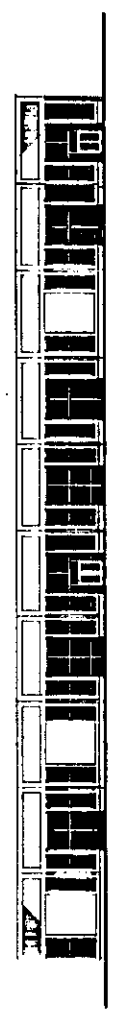


--- EXPOSED CONCRETE SMOOTH FINISH

--- TYPICAL 3' x 7' PAINTED METAL MAIN DOOR

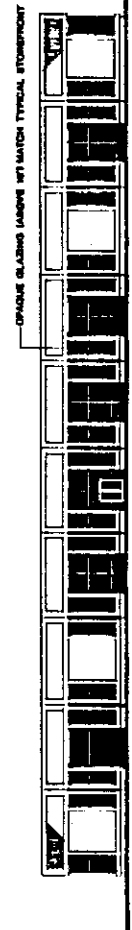
--- TYPICAL 14' x 18' PAINTED METAL OVERHEAD DOOR

EAST



--- TYPICAL STOREFRONT - ORIENTED #44 IN BLACK WALNUT FRAMES

NORTH



--- OPaque GLASSING (AS PER 1/21 MATCH TYPICAL STOREFRONT)

SOUTH

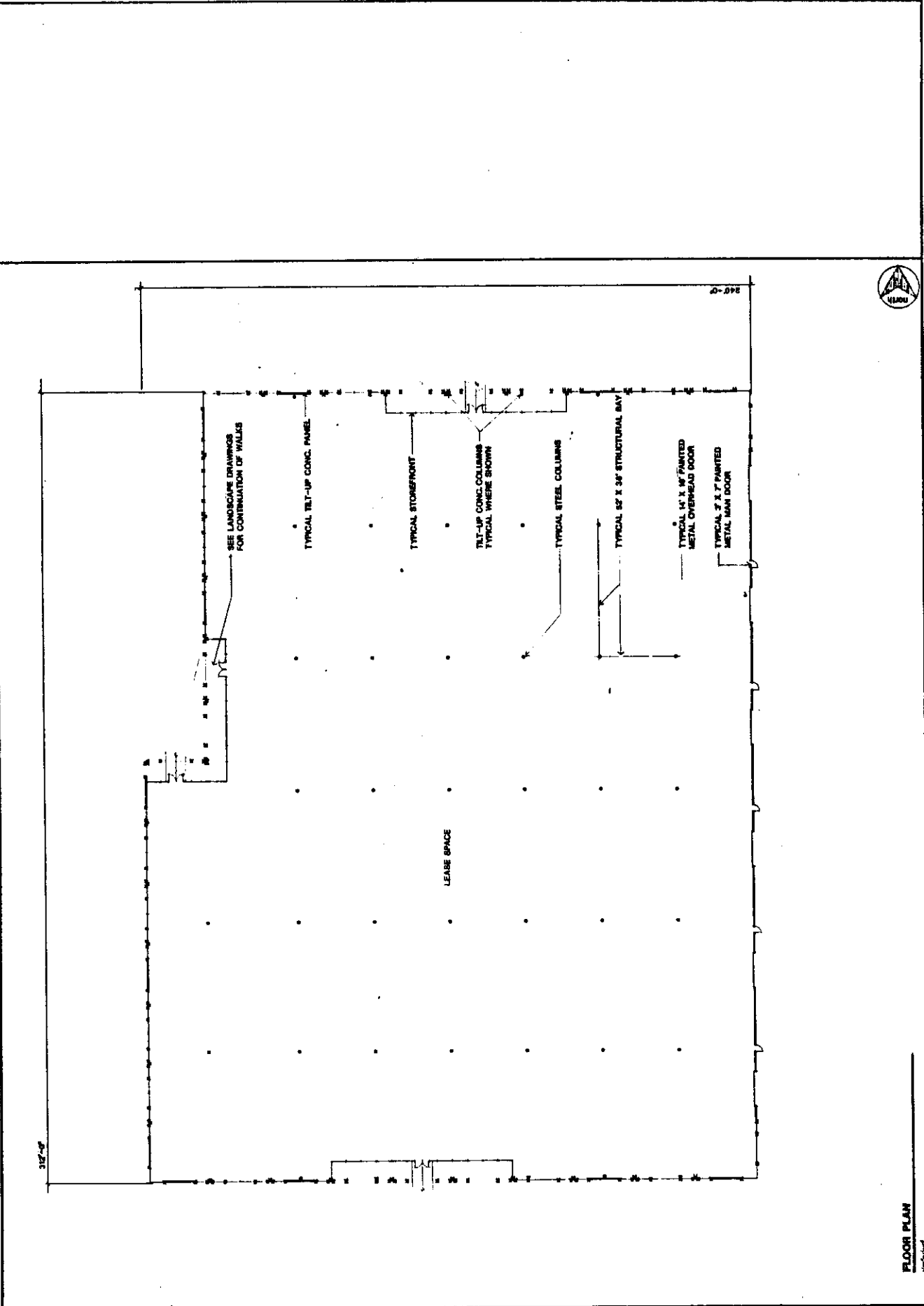
EXTERIOR ELEVATIONS

1/21/19

Pf6-336

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FLOOR PLAN

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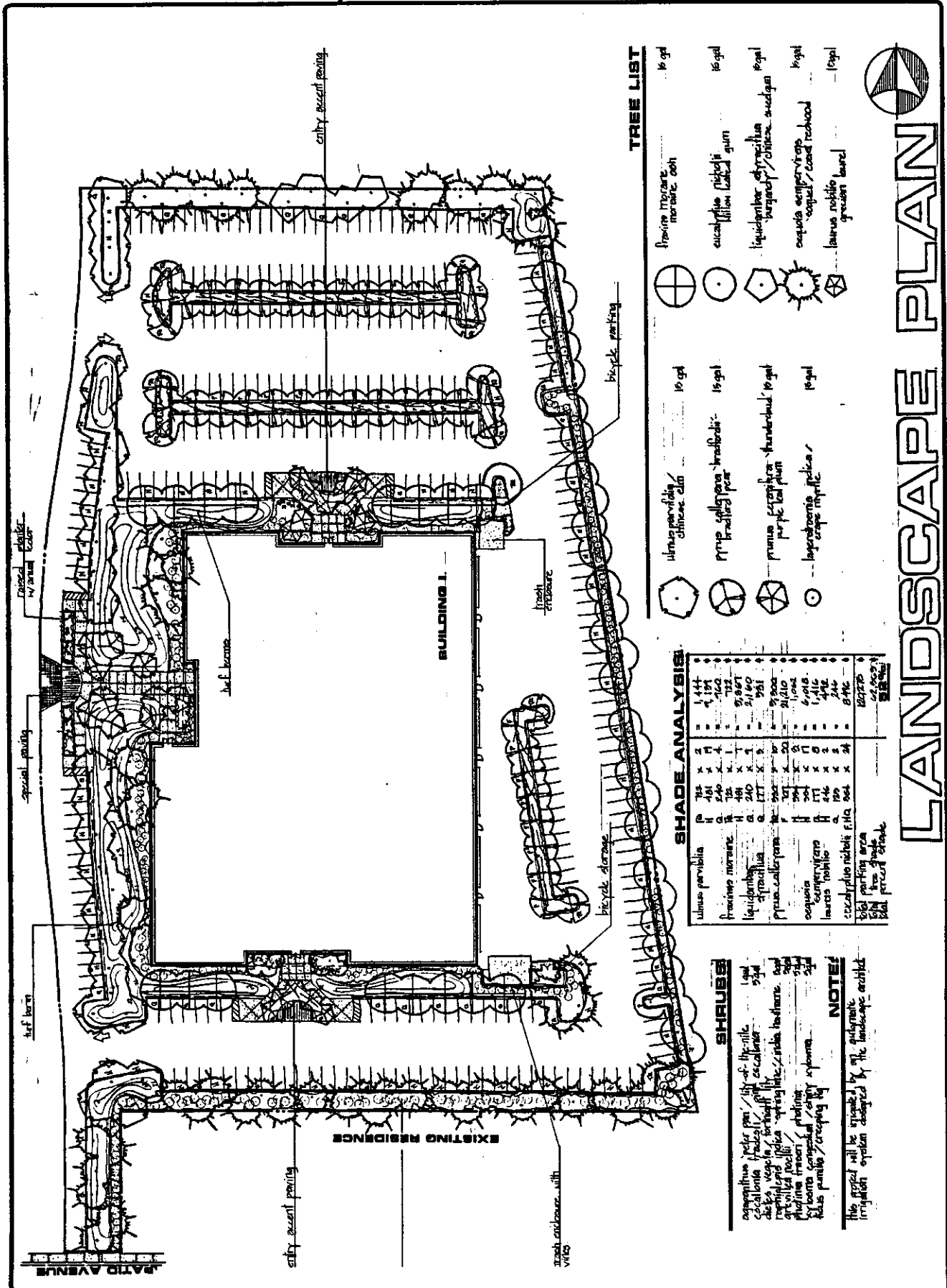
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DATE	
BY	
CHECKED	
SCALE	
PROJECT	

**BUTTER BUSINESS PARK  
BUILDING 1**  
SACRAMENTO, CALIFORNIA

**LD**  
LANDSCAPE DESIGN  
SACRAMENTO, CALIFORNIA



**TREE LIST**

- 10 gpl
- 10 gpl
- 10 gpl
- 10 gpl
- 10 gpl
- 10 gpl

**SHADE ANALYSIS:**

		P	H	D	E	N	S	T	
Ulmus parvifolia	144	141	138	135	132	129	126	123	120
Fraxinus moranensis	121	118	115	112	109	106	103	100	97
Liquidambar styraciflua	96	93	90	87	84	81	78	75	72
Prunus serotina	72	69	66	63	60	57	54	51	48
Quercus agrifolia	48	45	42	39	36	33	30	27	24
Laurus nobilis	24	21	18	15	12	9	6	3	0
Coccoloba nitida	12	9	6	3	0	0	0	0	0
Site parking area	0	0	0	0	0	0	0	0	0
Total shade	144	141	138	135	132	129	126	123	120

**SHRUBS:**

1 gal  
2 gal  
4 gal  
5 gal  
10 gal  
20 gal  
30 gal

**NOTE:**

This project will be impacted by any future...  
irrigation system designed by the landscape architect.

**LANDSCAPE PLAN**

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