

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95814		
OWNER	Jack Sioukas et al, 7700 College Town Drive, #101, Sacramento, CA 95826		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95814		
FILING DATE	3-25-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	4-18-83	EIR	ASSESSOR'S PCL. NO. 031-104-18

- APPLICATION:
1. Environmental Determination
 2. Amendment of the General Plan from Residential to Commercial and offices
 3. Amendment of the South Pocket Community Plan from Low Density Residential to Business and Professional offices
 4. Rezone and PUD Designation from Single Family (R-1) to OB(PUD)

LOCATION: North side Meadowview Road, approximately 250 feet west of Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements for the development of a 45,000± square foot mixed use structure on 2.4± acres.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 Pocket Community Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Vacant; A
East: Vacant; R-1
West: Single Family; R-1

Parking Required: 179 spaces
Parking Provided: 179 spaces
Ratio Required: 1 space per 250 sq. ft. gross floor area (PUD)
Ratio Provided: 1 space per 250 sq. ft. gross floor area (PUD)
Property Dimensions: 230' x 470'
Property Area: 2.4± net acres
Square Footage of Building: 44,750
Height of Structure: 2 stories
Topography: Flat
Street Improvements: Existing
Utilities: Available to site

The applicant proposes to establish a 2.4± acres Planned Unit Development for the purpose of erecting a single 45,000± square foot building. The PUD designation is requested so that other uses, beyond those normally permitted within the OB-R zone, can be located on the subject site. The other requested uses encompass the following:

(see over)

APPLC. NO. P83-096

MEETING DATE

June 9, 1983
~~April 28, 1983~~

CPC ITEM NO. 73

001560

Research and development uses in the fields of electronics, communications, medical, data processing and computer technologies, environmental control, measuring devices, scientific instrumentation, and advanced engineering research are requested. However, such uses will not include the manufacture or assembly of the products derived from the research or development process.

Food service uses are also requested within the office building when ancillary to the office use (e.g. employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

PROJECT BACKGROUND: The subject application was submitted on March 25, 1983 and scheduled for Commission hearing on April 28, 1983. The Environmental Coordinator filed a Negative Declaration on the project after preparing an initial study. Prior to the Commission hearing an appeal of this Negative Declaration was filed. The appealant filed the appeal because 1) the surrounding area is low density residential; 2) increase in automobile traffic, 3) fumes from automobiles will be very obnoxious to human health, and 4) increase in noise.

The Council denied the appeal of the decision of the Environmental Coordinator to file a Negative Declaration and referred the project back to the Commission for consideration.

STAFF EVALUATION: Staff has the following comments relative to this proposal:

1. The subject site is currently designated and zoned for residential development. Under the current single family zoning it is possible that 13 dwelling units could be developed on the subject site.

Under the requested OB zoning, 45,000± square feet of office or more intensive uses are proposed.

Within the Pocket Community Plan area exists over 72 acres of approved office parks upon which 812,000 square feet of offices can be developed. Both of these office parks are located less than one mile from the subject site. In addition, within the adjacent Meadowview Community Plan area there exists 108 acres of vacant land currently zoned for office or more intensive land uses.

Given the availability of existing sites for the proposed type of development, both within the Pocket Community Plan area, as well as the adjacent Meadowview Community Plan area, staff cannot find any justification for the requested rezoning and plan amendments.

2. Section 8 of the Zoning Ordinance, which regulates Planned Unit Developments, sets forth certain criteria and standards for PUDs in general. Specifically, this section states the following criteria which pertains to this application:

"It is intended that this section be utilized for large acreage developments capable of achieving the distinct environmental characteristics intended by the Planned Unit Development criteris set forth in this section"; and

"It is not intended that this section shall be used solely to create a development potential for small or difficult parcels of property created or remaining as a result of subdividing, freeway construction, or other contributing factors."

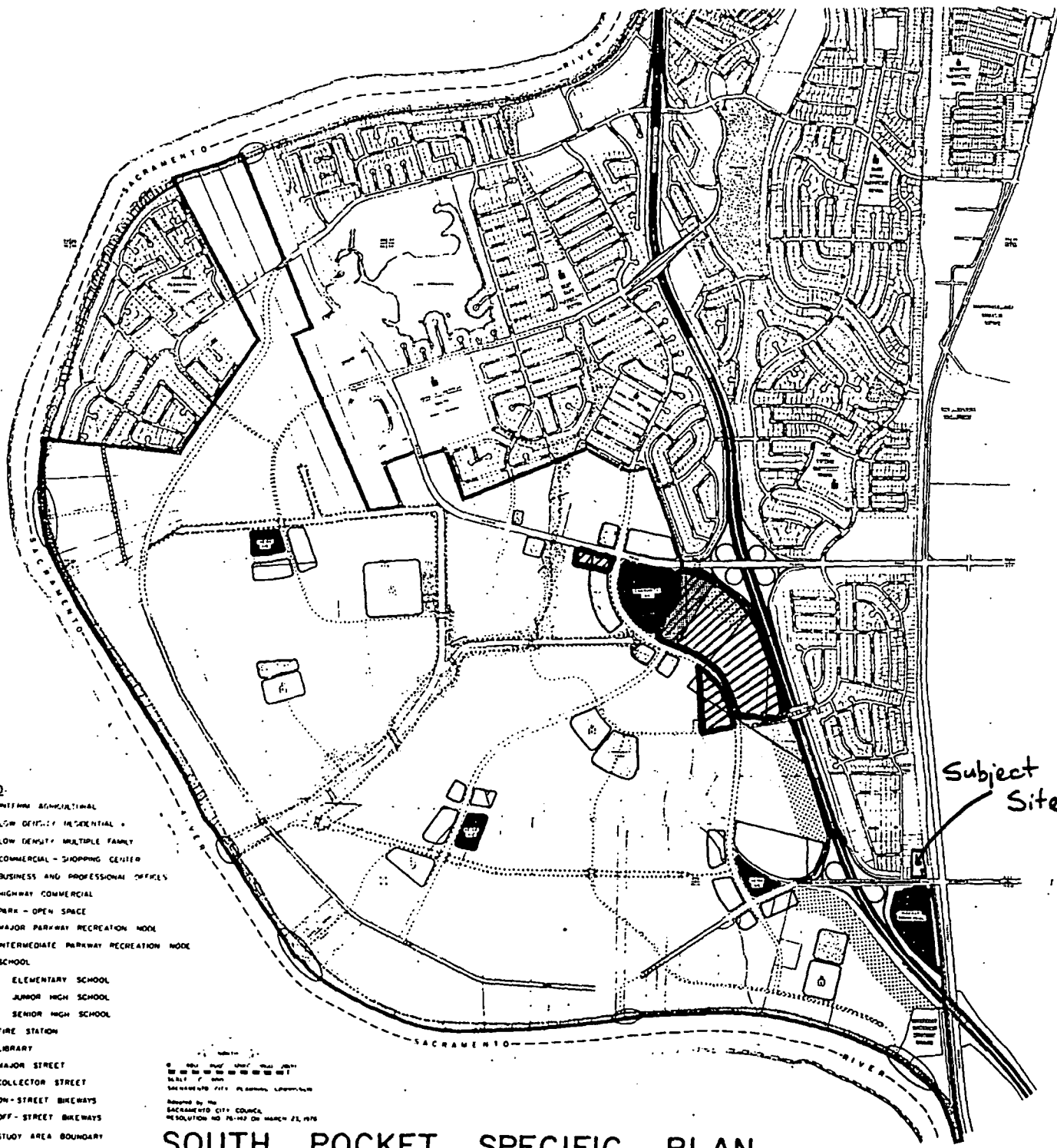
Staff finds the application of a Planned Unit Development concept for this site inappropriate. The size of the development in acreage (2.4±) and square footage (45,000±) does not warrant the PUD designation. Nor does staff find the intent to achieve uses beyond those permitted in the OB zone as a rational for the PUD designation.

3. The City Traffic Engineer has reviewed the proposed project and recommends against the median cut to allow lefthand turns from east bound traffic onto the subject site. Traffic Engineering indicated that any alteration of the existing median should be reserved to help facilitate traffic movements out of the 22± vacant parcel designated for highway commercial uses south of the subject site.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the General Plan amendment;
3. Denial of the South Pocket Community Plan amendment; and
4. Denial of the Rezone and PUD designation.

LOCATION MAP



- LEGEND**
- MEDIUM DENSITY RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - LOW DENSITY MULTIPLE FAMILY
 - COMMERCIAL - SHOPPING CENTER
 - BUSINESS AND PROFESSIONAL OFFICES
 - HIGHWAY COMMERCIAL
 - PARK - OPEN SPACE
 - MAJOR PARKWAY RECREATION NODE
 - INTERMEDIATE PARKWAY RECREATION NODE
 - SCHOOL
 - ELEMENTARY SCHOOL
 - JUNIOR HIGH SCHOOL
 - SENIOR HIGH SCHOOL
 - FIRE STATION
 - LIBRARY
 - MAJOR STREET
 - COLLECTOR STREET
 - ON-STREET BIKEWAYS
 - OFF-STREET BIKEWAYS
 - STUDY AREA BOUNDARY
 - FREEWAY NOISE IMPACTED AREA

APPROVED BY THE SACRAMENTO CITY COUNCIL
 RESOLUTION NO. 11-83 ON MARCH 21, 1983

SOUTH POCKET SPECIFIC PLAN

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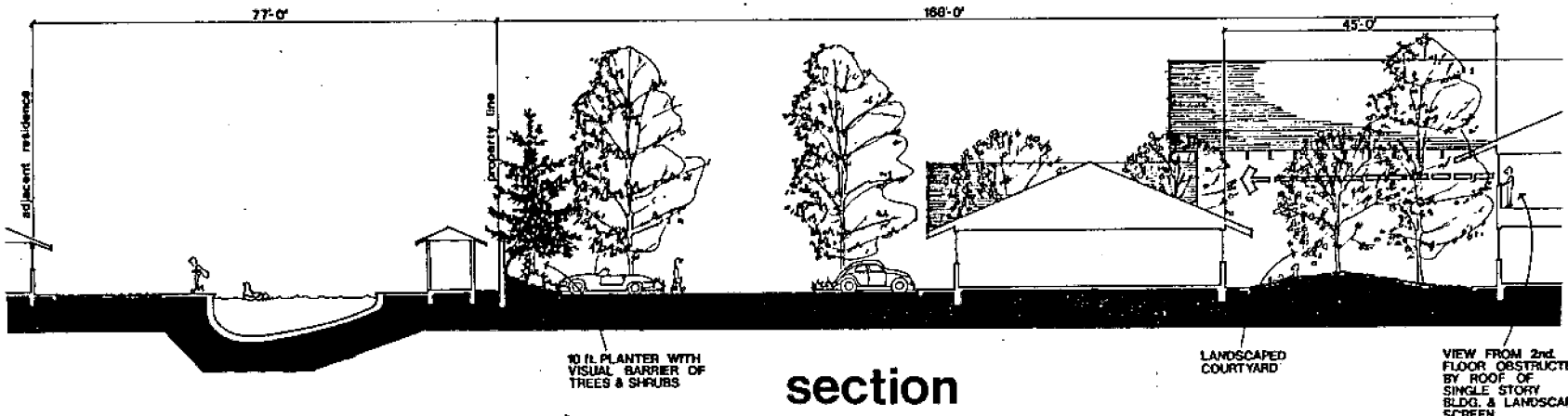
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Exhibit "A-1"

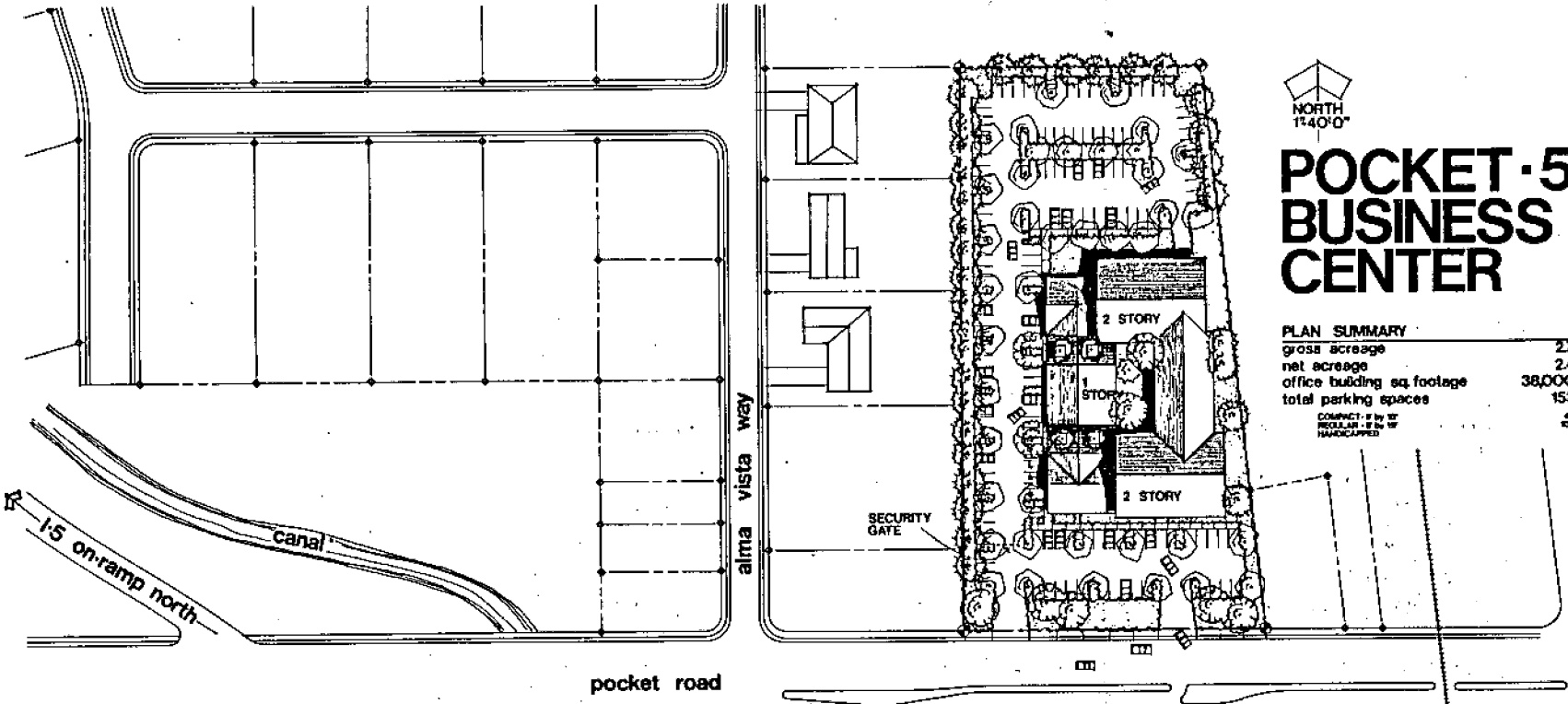
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7/6-3



section



site plan



POCKET-5 BUSINESS CENTER

PLAN SUMMARY

gross acreage	27
net acreage	2.4
office building sq footage	38,000
total parking spaces	153
CONTRACT # BY CITY OF SACRAMENTO	88

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NOTES

Nielsen & Wiese architects a.i.a.
 (916) 920 1411
 seventy nine scripps drive
 sacramento california 95825

consultant:

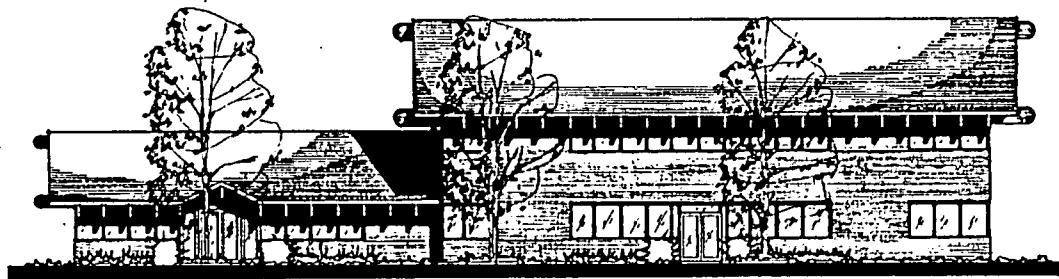
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project:
POCKET-5 business center

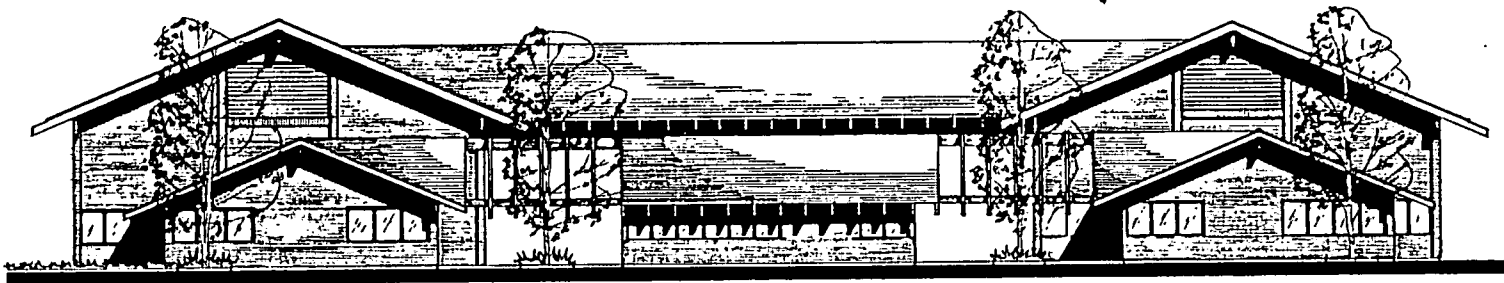
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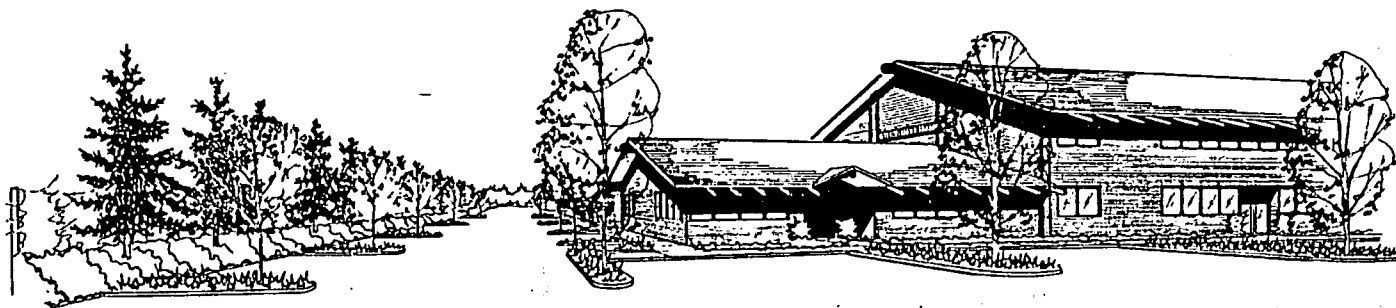
Exhibit "A-2"



south elevation



west elevation



perspective

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notes:

**EXTERIOR
FINISH
MATERIALS**

1. ROOFING
wood shakes
tile
2. SIDING
brick
stucco
natural finish
wood

**Nielsen & Wiese
architects
a.i.d.**
(916) 920 1743
seventy nine scripps drive
sacramento california 95825

consultant:

approved by:

project:

**POCKET-5
business center**

sheet title:

project no.
date
revised

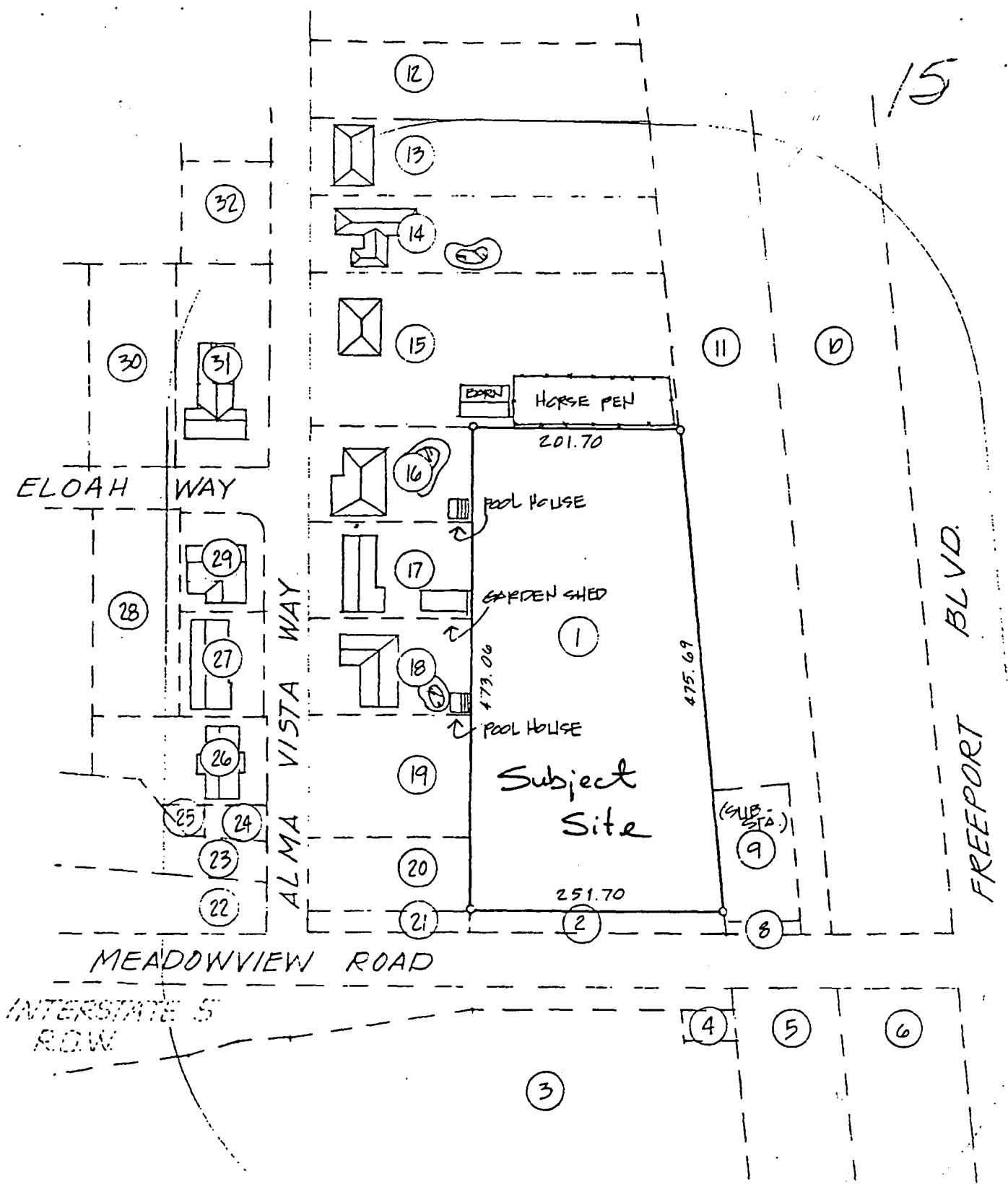
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