

CITY PLANNING COMMISSION

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

APPLICANT	Ted Walker, 1805-1st Avenue, Sacramento, CA 95818		
OWNER	James Silva, Dan Dire, Terry Bird, 2236-23rd Ave., Sacto., CA 95822		
PLANS BY	Walker & Malinowski, 1812 'J' Street, Sacramento, CA 95814		
FILING DATE	12-9-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	1-3-83	EIR	ASSESSOR'S PCL. NO. 295-040-05

- APPLICATION:
1. Negative Declaration
 2. Rezone 14,000± sq. ft. from Agricultural (Parkway Corridor) A(PC) to Office Building (Parkway Corridor) OB(PC)
 3. Special Permit to develop a 4,800 sq. ft. office in the Campus Commons PUD
 4. Schematic Plan Amendment of Campus Commons PUD from student plaza to office use

LOCATION: 945 University Avenue (northwest corner University Avenue and Guy West pedestrian bridge)

PROPOSAL: The applicant is requesting the necessary entitlements to build an office building in the Campus Commons PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Major recreation or open space
1968 West Arden Community Plan Designation: Campus Commons PUD (student plaza)
Existing Zoning of Site: a(PC), Agricultural (Parkway Corridor)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Offices; OB-R
South: Guy West bridge, offices; OB
East: Residential; R-1A
West: Parking Lot; OB-R

Parking Required: 19 (one space per 250 sq. ft. gross floor area)
Parking Provided: 19 spaces
Property Dimensions: 113' x 114'
Property Area: 14,000± square feet
Square Footage of Building: 4,800
Height of Structure: 35 feet
Significant Feature of Site: Adjacent to Guy West pedestrian bridge
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood siding and roofing

BACKGROUND INFORMATION: The subject site is one of two such parcels located on either side of the entrance onto the Guy West pedestrian bridge. Both of these parcels were originally designated as "student plaza" on the Campus Commons PUD Schematic Plan.

APPLC. NO. P82-291

MEETING DATE January 13, 1983

CPC ITEM NO. 19

10

001485

The original Campus Commons developer previously owned and was to maintain both of these plaza areas. However, both parcels reverted to the County, due to tax delinquency and were subsequently auctioned off. The City of Sacramento determined not to purchase the properties at the time of auction.

On January 12, 1982, the City Council approved the necessary entitlements to allow the southernmost "student plaza" site to be developed with a 3,000 square foot office building with 12 on-site parking spaces. The subject application is for similar entitlements for the northernmost "plaza site." However, the applicant's current request involves a 4,800 square foot office building with 19 on-site parking spaces.

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

1. Staff does not object to an office use for the subject site primarily in consideration of a similar approved use for the other "student plaza" site across the bridge access.
2. The proposed project, in terms of use and height, is consistent with the American River Parkway Corridor regulations.
3. Staff does have some concerns relative to the bulky appearance of the structure and the parking lot design.

In terms of design, staff has concerns that the bulk and height of the two-story structure is not compatible with adjacent structures. Therefore, staff recommends this proposal be reviewed by the Design Review/Preservation Board for design compatibility.

Staff recommends that space Number 19 be eliminated. The elimination of this space will allow the replacement of the trash enclosure to provide for better access. Also, additional landscaping can be provided in this area, as well as along the western edge of the parking lot. This edge of the parking lot (see site plan) is currently devoid of landscaping. The elimination of this space will necessitate a 250 square foot reduction in floor area.

4. The parking lot is subject to approval of a 50 percent parking lot shading plan prior to issuance of building permits. The site plan may need revision to accommodate adequate planters for shade trees.

Staff also recommends that detailed landscape and irrigation plans for the entire site be submitted for staff review and approval prior to issuance of building permits.

5. The proposed project was routed to the Nepenthe Homeowners' Association. No comments have been received at this time.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to develop an office building, subject to conditions and based upon Findings of Fact which follow;

3. Approval of the Rezoning from Agricultural (Parkway Corridor) A(PC) to Office Building (Parkway Corridor) OB(PC);
4. Amendment of the Campus Commons PUD from Student Plaza to office use.

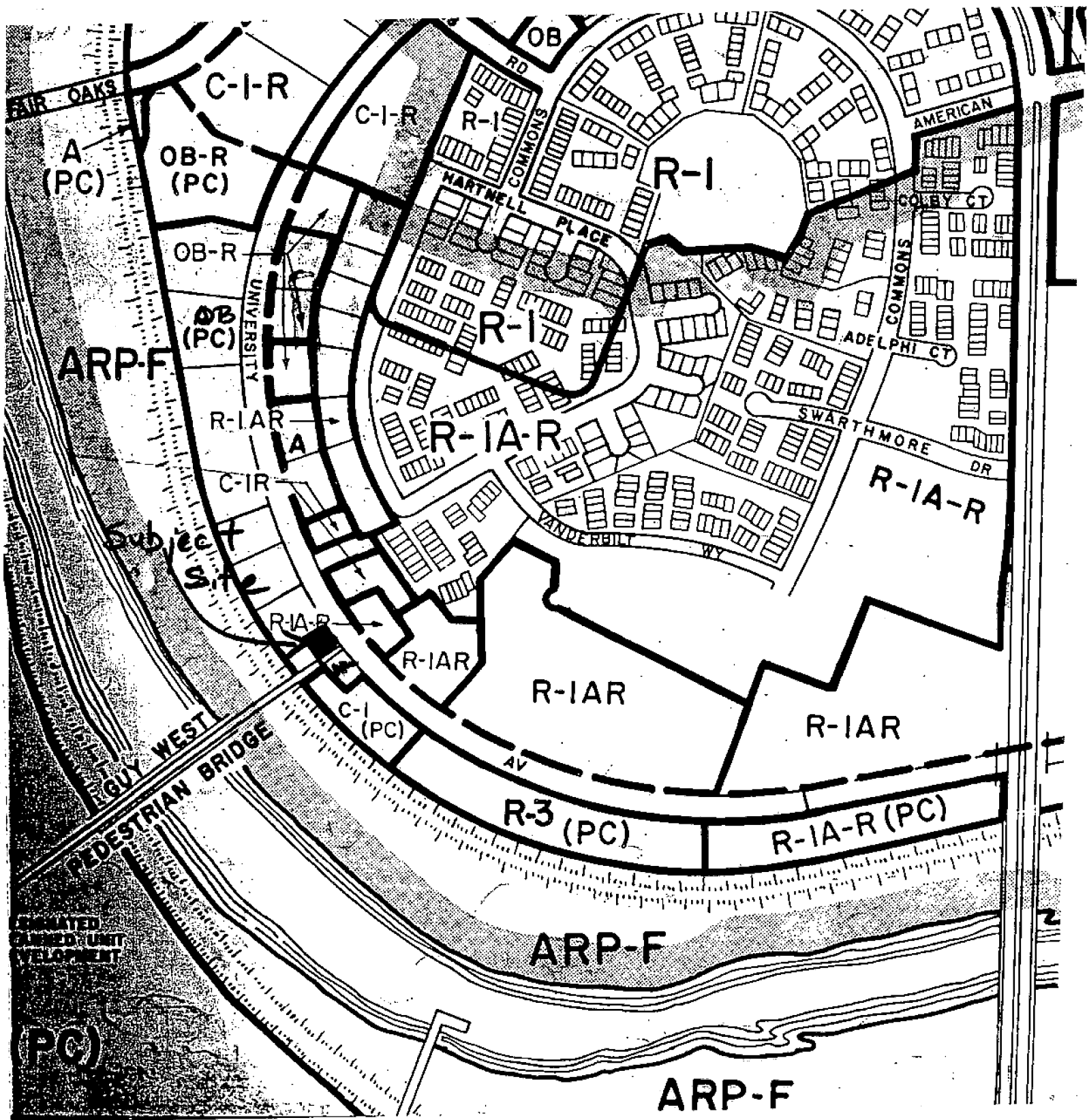
Special Permit - Conditions

- a. The site and elevation plans shall be reviewed and approved by the Design Review/Preservation Board for compatibility in terms of bulk and height with adjacent structures;
- b. Parking space No. 19 shall be eliminated and revised plans submitted to staff for review and approval prior to the issuance of building permits. These plans shall indicate the relocation of the trash enclosure and additional landscaping along the westerly property line;
- c. The applicant shall submit detailed landscape and irrigation plans for staff review and approval prior to the issuance of building permits. These plans shall indicate compliance with the 50 percent shading requirement for surfaced areas;
- d. The trash enclosure shall be constructed out of masonry materials compatible in design to the proposed structure.

Findings of Fact - Special Permit

- a. The proposal, as conditioned, is based on sound principles of land use in that the site is adjacent to an area of existing office and retail uses and adjacent to approved office buildings and therefore will not alter the character of the area;
- b. The project, as conditioned, will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that adequate off-street parking will be provided and landscaping will be provided to shade and screen the parking area;
- c. The project is compatible with the goal of the Land Use Element of the General Plan in that it allows for the "allocation of residential and commercial land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."

LOCATION MAP



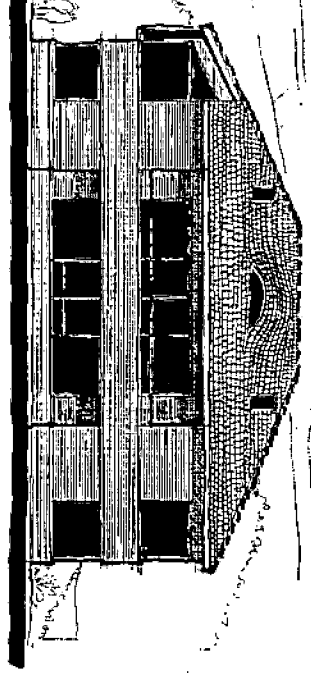
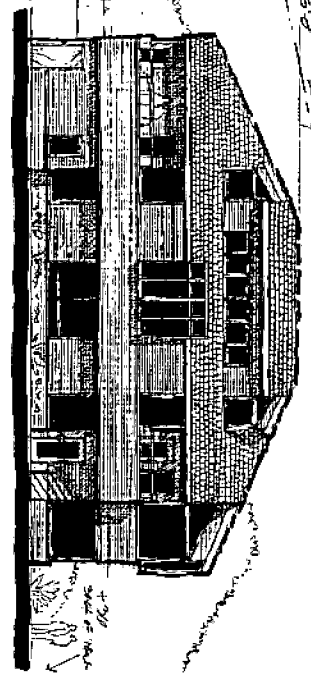
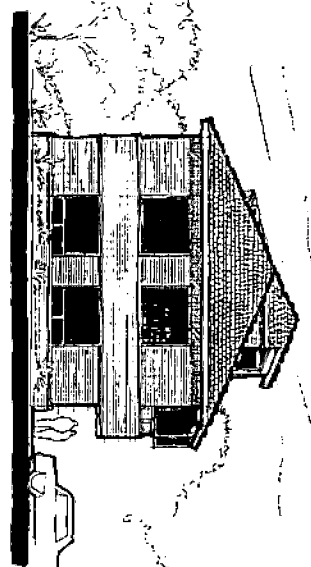
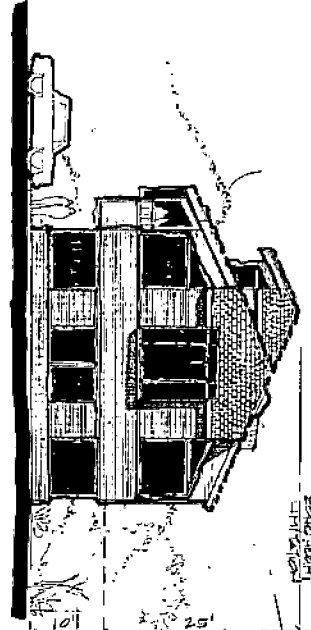
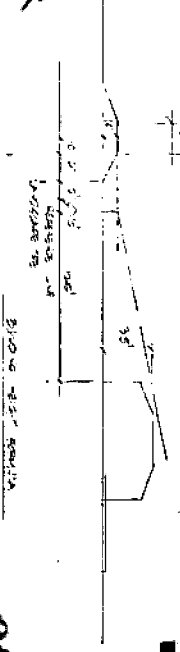
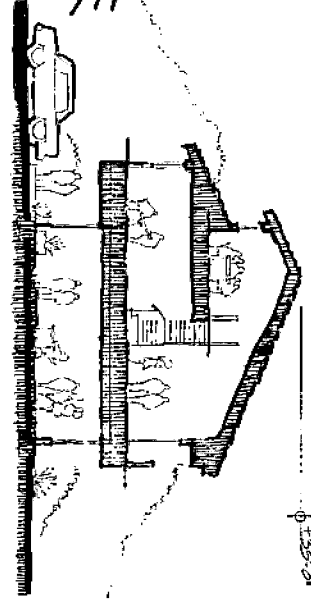
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No. 19

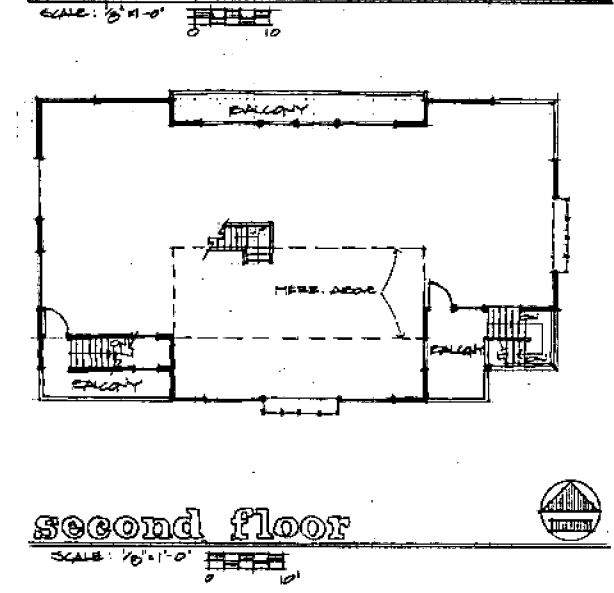
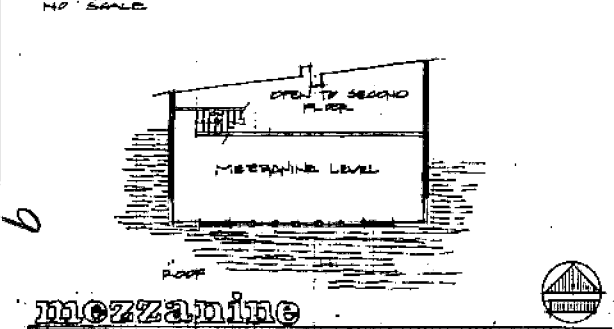
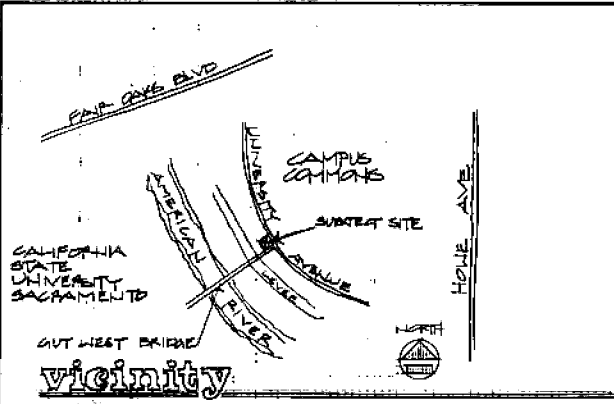


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No. 19

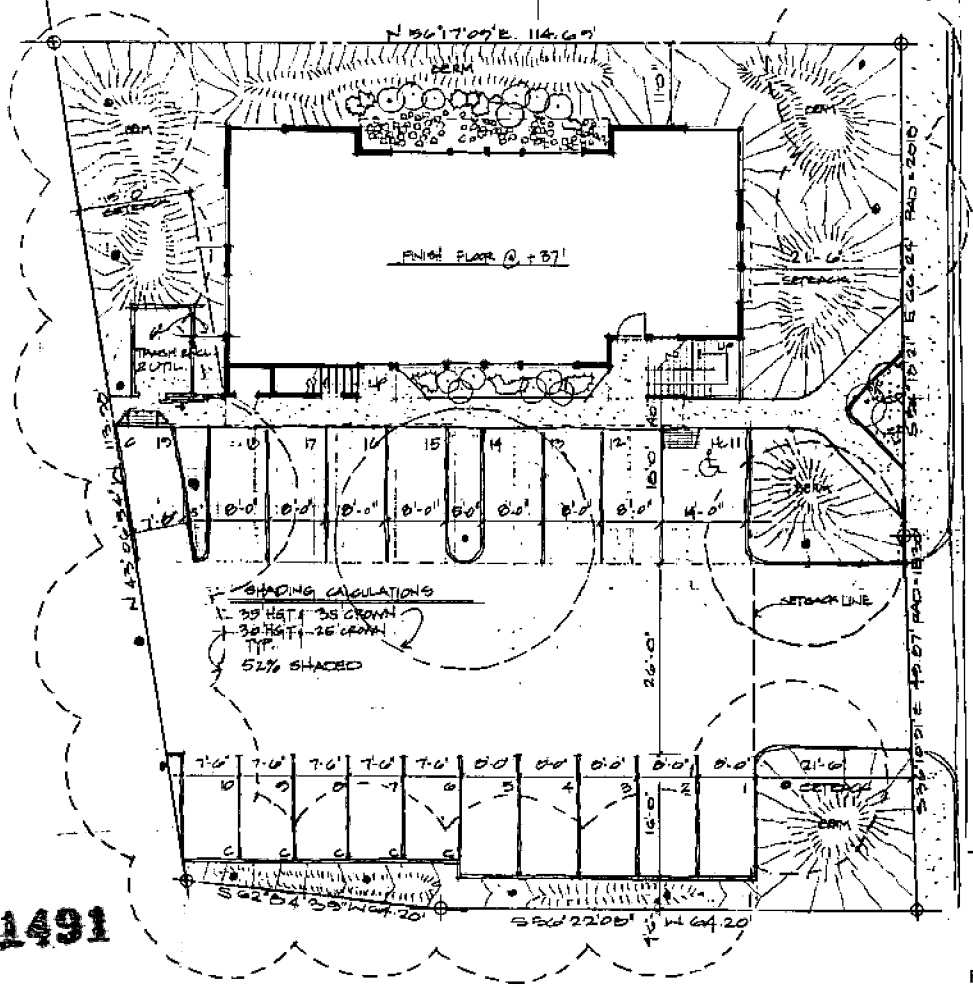


data

SITE AREA : 13,420 SQ. FT +/-
 FLOOR AREAS : GROSS SQ. FT.
 LEVEL ONE : 2000
 LEVEL TWO : 2330
 MEZZANINE : 400
 TOTAL AREA : 4730 SQ. FT.
 PARCEL NO. : 299-040-05

PARKING
 PARKING REQUIRED : 11250 → 19.2 SPACES
 PARKING PROVIDED : 10 SPACES
 HANDICAP : 1
 COMPACT : 0 (30%)
 STANDARD : 12
 TOTAL : 19 SPACES

SETBACK CALCULATION
 25' SETBACK OR ADJACENT BUCH.
 CONDS. HEIGHT AVERAGE OF 10' & 25'
 USE : 21'-0" FRONT



UNIVERSITY AVENUE

EXHIBIT A-2

001491

ground

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

REVISIONS

945 University Avenue
SILVA DIRE BIRD Associates

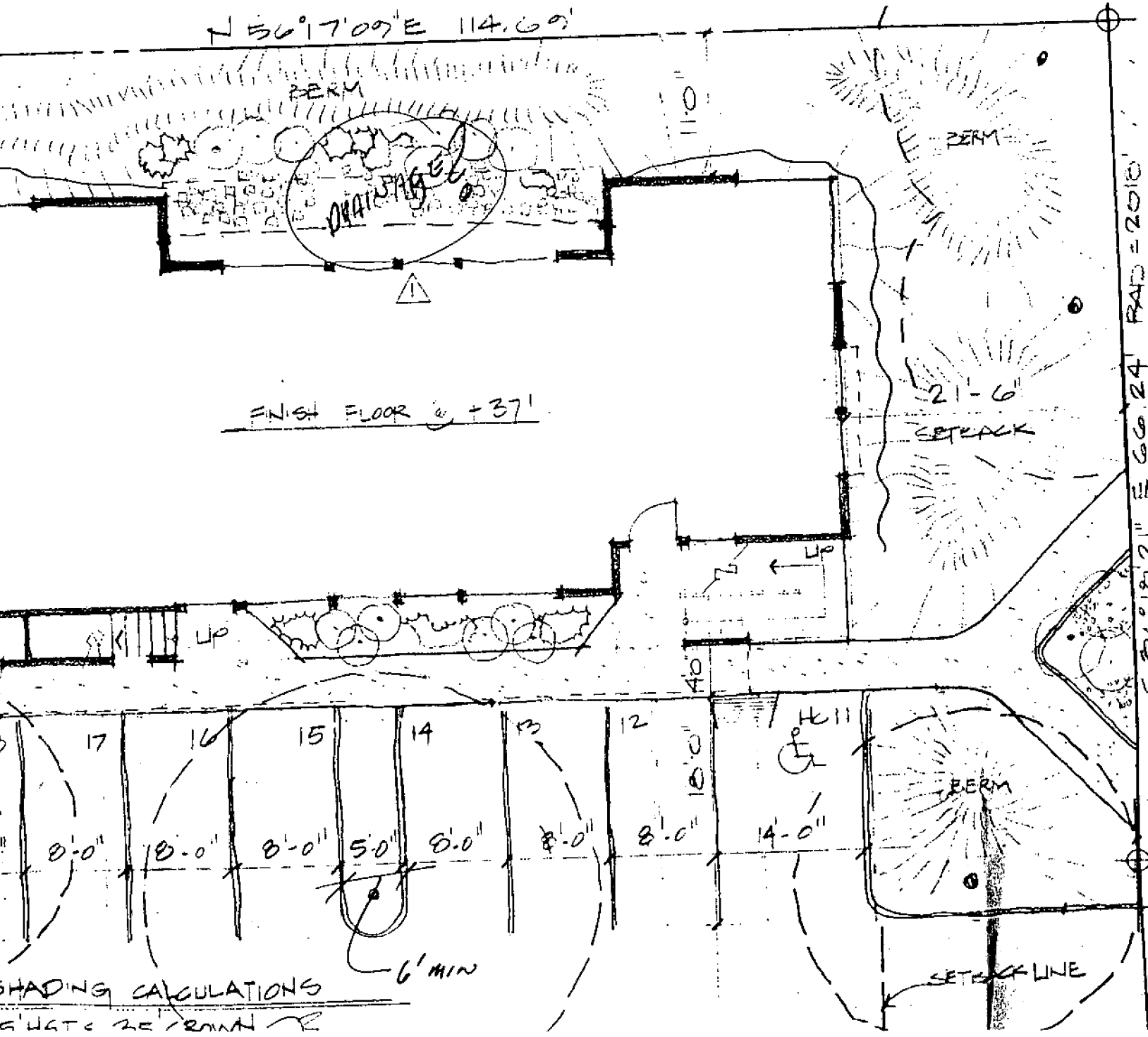
WALKER + MALINOWSKI ARCHITECTS
902 J ST. SACRAMENTO CALIFORNIA
916-735-1841 442-6955

DATE	10-1-82
BY	WJM/MLA/STP
CHKD	WJM
APPVED	
DATE	
BY	
CHKD	
APPVED	

4DB
4612 SQ. FT. Δ
40-05

COMPACT
STANDARD
TOTAL

3
12
18 SPACES Δ



001497

UNIVERSITY AVE

EXISTING SIDEWALK

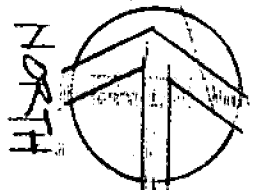
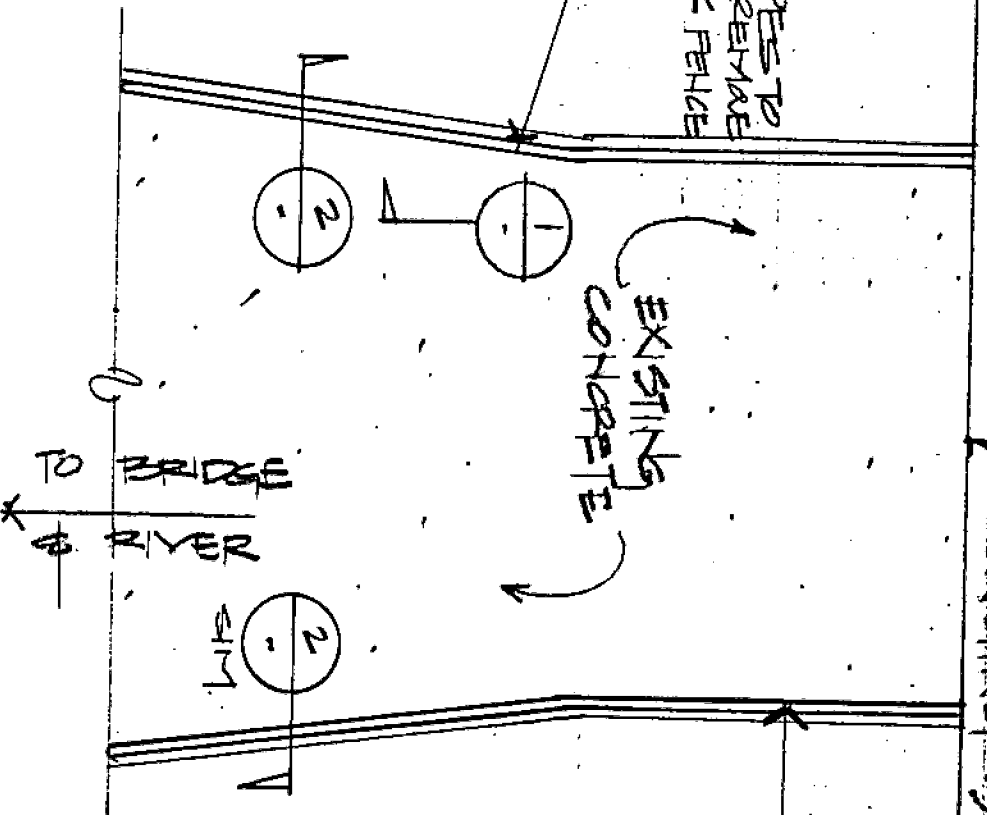
EXIST. PIPES TO
REMAIN (REPAIR
AND LINK PERCE

945
UNIVER

949
UNIVER.

HEM FIRE
& GUARDRAILS

EXISTING
CONCRETE



PEDESTRIAN BRIDGE APPROACH
WT TO SCALE

PROJECT: 949 UNIVERSITY

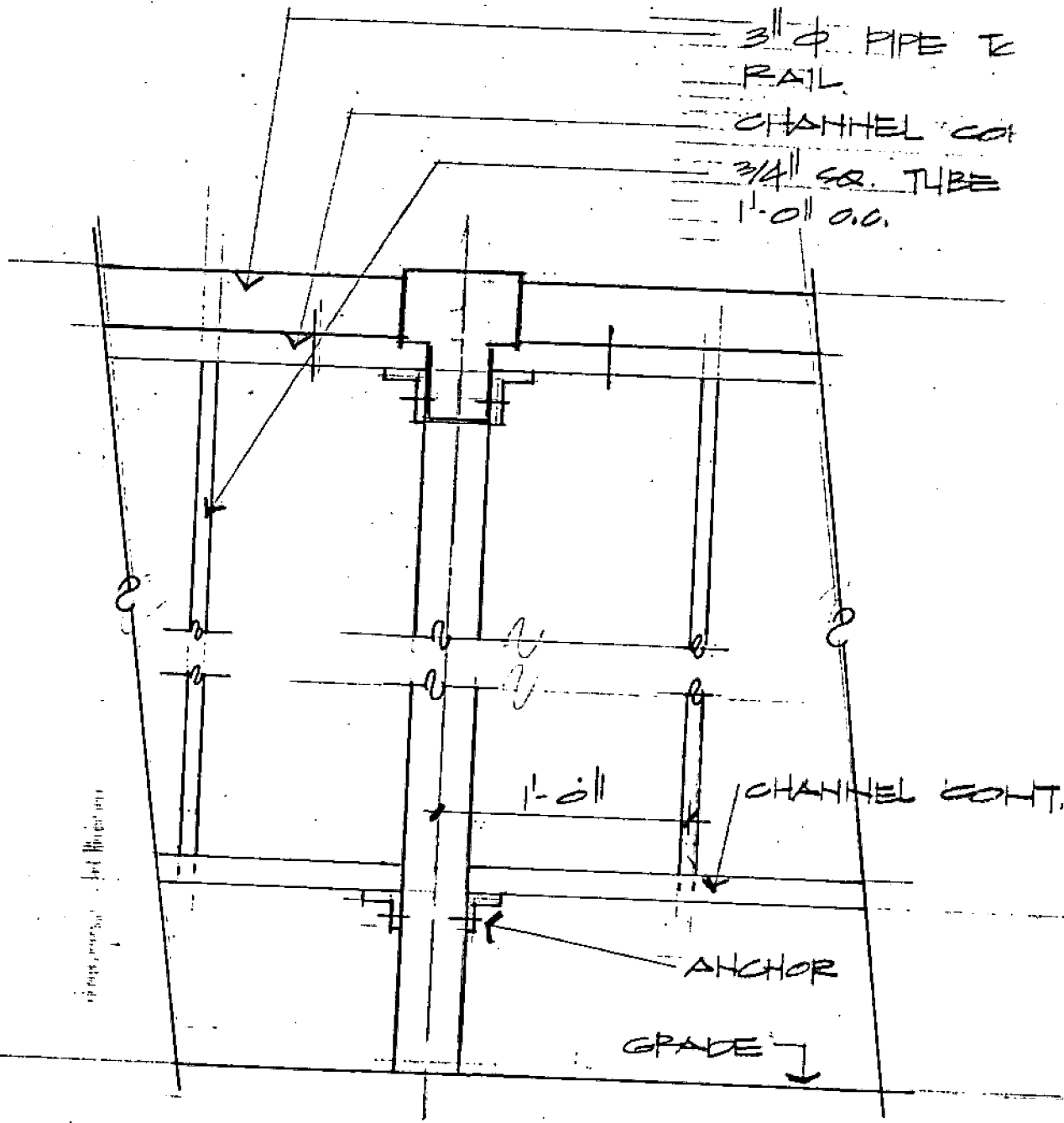
DATE: FEB 3, 1985

FOR: JIM SILVA & COMPANY

BY: T. WALKER & ASSOCIATES ARCHITECTS
1901 P ST, SACRAMENTO, CA

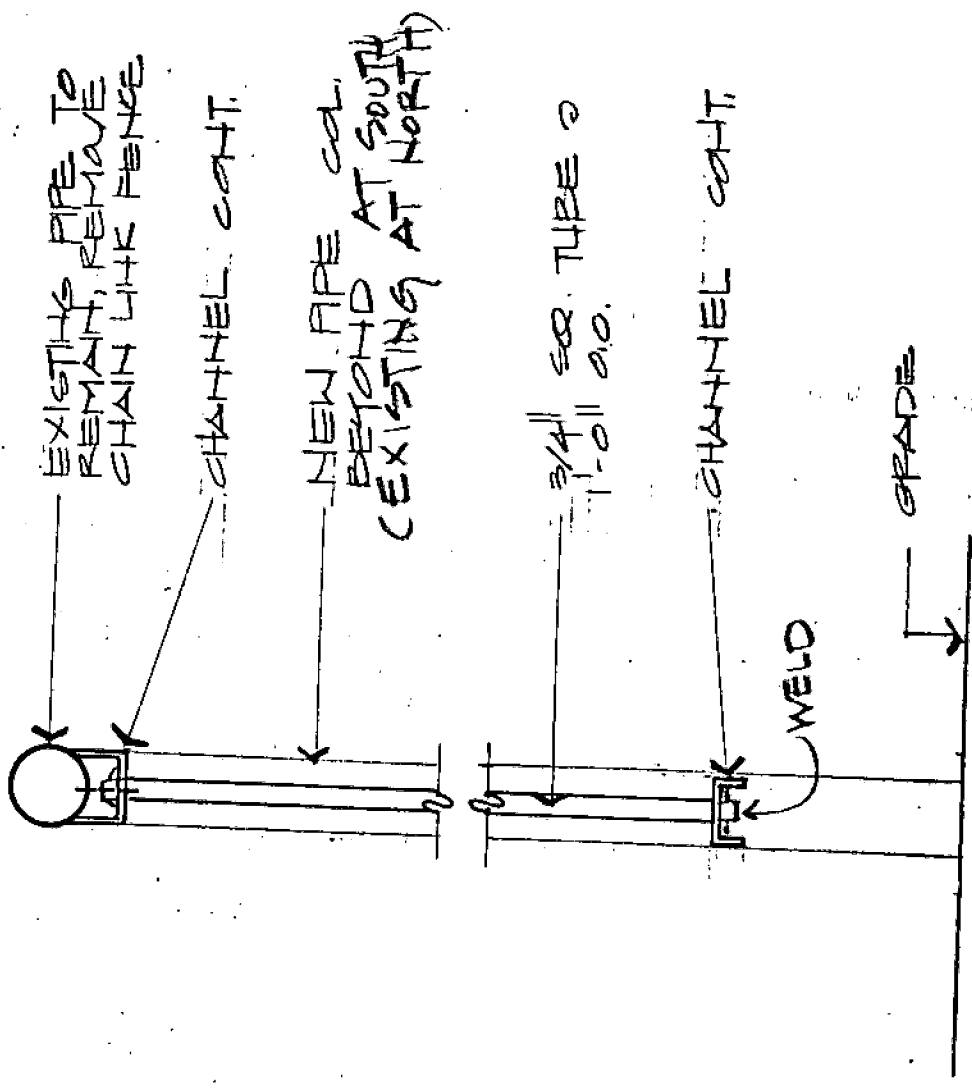
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*Modified board
because of board
no. 8-8-85*



① ——— GUARD RAIL DETAIL
 ——— SCALE: 1/2" = 1'-0"

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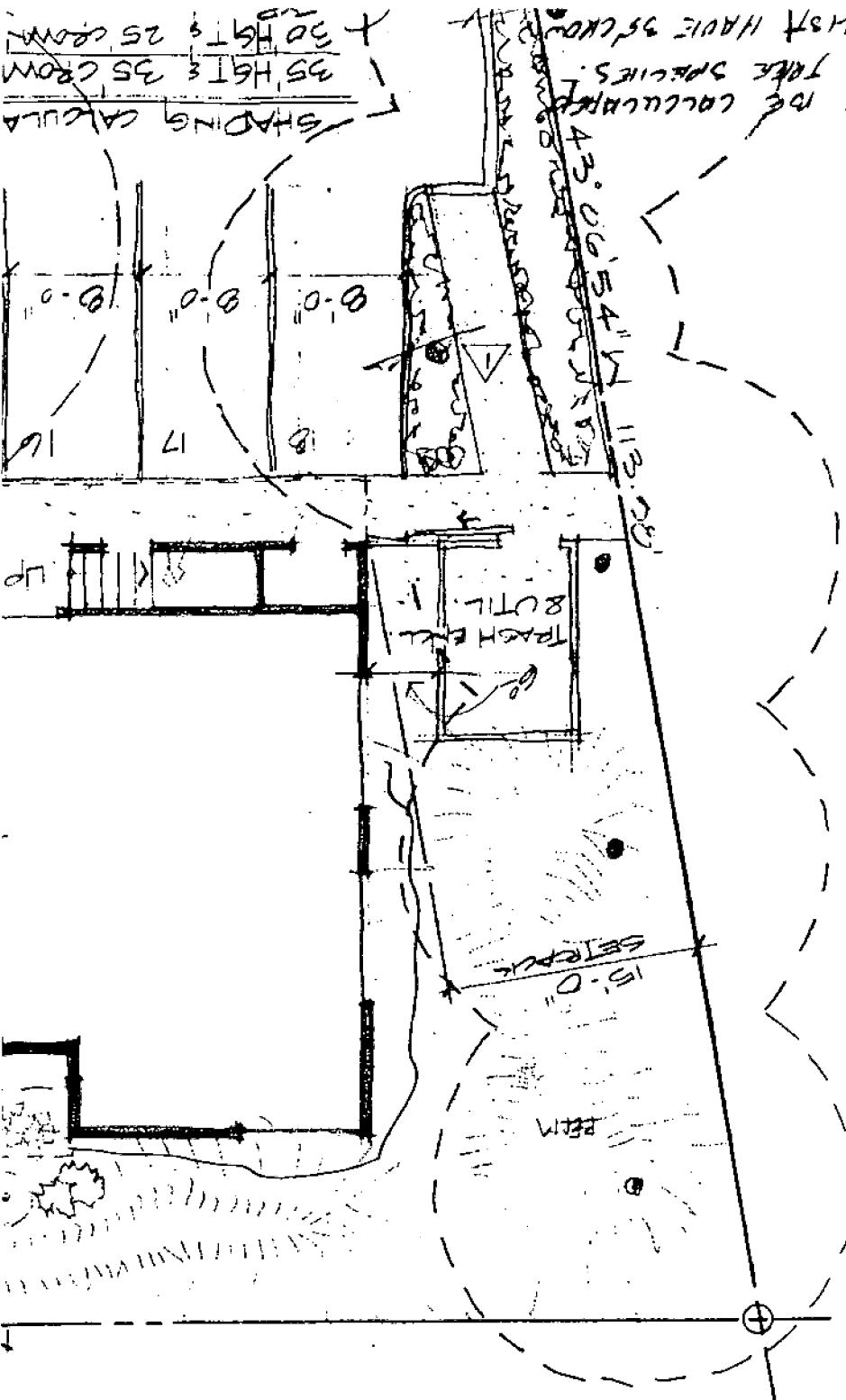


2 GUARD RAIL DETAIL

SCALE: 1/2" = 1'-0"

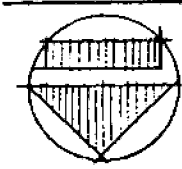
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SHADING CALCULA
 35' HGT & 35' CROW
 30' HGT & 25' CROW

1. SHROG CAN NOT BE CALCULATED WITHOUT KNOWING TREE SPECIES.
 2 AND TREES ON LIST HAVE 35' CROW



101496
 205-440-05
 1012

HOME AM