

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Request for one year time extension (P85-391) for:

- A. Variance to locate seven of the required 13 parking spaces off-site;
- B. Variance to reduce the required 25 foot front setback and a portion of the required five foot sideyard setback.

LOCATION: West side of Cadillac Drive, 600+ feet west of Howe Avenue.

PROJECT BACKGROUND:

Attached is a previous staff report for a variance to locate seven of the required 13 parking spaces off-site and a variance to reduce the required 25 foot front setback and a portion of the required five foot sideyard setback. These variances were approved by the Planning Commission on November 14, 1985 and expired on November 13, 1986. The owner submitted a letter on October 21, 1986 to staff requesting a one year extension of both variances. Staff has no objection in granting the request to extend these variances for one year or until November 13, 1987.

STAFF RECOMMENDATION: Staff recommends approval of the time extension until November 13, 1987 for the variances subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit and Variance

1. The applicant shall redesign the proposed office building as follows, subject to the review and approval of the Planning Director prior to issuance of building permits:
  - a. the proposed office building shall comply with all applicable utility setback requirements;
  - b. the wall along the second story of the north and west elevations shall be eliminated if possible and the roof line carried through to the end of the structure;
  - c. the roofing shall be concrete tile or similar material and shall be reviewed and approved by the Planning Director. (staff amended)
2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Plans shall include an undulating berm in the 17.5 foot front setback.
3. The proposed driveway width shall meet the requirements of the City Traffic Engineer.

4. Prior to issuance of building permits the applicant shall enter into an agreement with the adjacent property owner indicating that the seven parking spaces located on the adjacent parcel as indicated on Exhibits B and D are required parking spaces for the proposed office building. This agreement is subject to the review and approval of the Planning Director and City attorney and shall be recorded. This agreement shall be for a permanent duration and shall not be terminated without the consent of the City of Sacramento.
5. The seven required off-site parking spaces shall be clearly marked for employee parking of the proposed office building prior to approval of final inspection of the structure by the Building Division.
6. Prior to final inspection approval of the structure by the City Building Division, the Planning Director shall inspect the project to assure compliance with all conditions of the special permit.

Findings of Fact - Variances:

1. The variances, as conditioned, do not constitute special privileges extended to one individual property owner in that:
  - a. the proposed off-site parking area is within reasonable walking distance of the subject site;
  - b. the front landscaped setback is in keeping with the character of the area;
  - c. variances would be granted to any other property owner facing similar circumstances.
2. The variances, as conditioned, are not injurious to the general public nor surrounding properties in that adequate off-street parking, building setbacks and landscaped areas are provided.
3. The variance requests do not constitute a use variance in that office buildings are allowed in the Office Building - PC zone.
4. The project is consistent with the 1974 General Plan, the 1968 West Arden Community Plan and West Ranch Schematic Plan as amended, which designates the site for office uses.

Respectfully submitted,

WILL WEITMAN  
Senior Planner

WW:vf

REPORT AMENDED BY STAFF 11-13-85  
**CITY PLANNING COMMISSION**

1231 "I" STREET, SUITE 200. SACRAMENTO, CA 95814

<b>APPLICANT</b>	Ferrar Williams Architects, 1418-20th Street, Sacto., CA 95814		
<b>OWNER</b>	Howe Cadillac, 1860 Howe Avenue, Sacramento, CA 95825		
<b>PLANS BY</b>	Ferrar Williams Architects, 1418-20th Street, Sacramento CA 95814		
<b>FILING DATE</b>	9-10-85	<b>ENVIR. DET.</b>	<b>REPORT BY</b> JP:sg
<b>ASSESSOR'S-PCL. NO.</b>	295-020-10; 294-150-18		

- APPLICATION:**
- A. Negative Declaration
  - B. West Ranch Schematic Plan Amendment from Golf Course designation to Office Building designation
  - C. Rezone 0.16± acres from A(PC) to OB(PC)
  - D. Tentative Map to subdivide 3.93± acres into two lots
  - E. Special Permit to construct a 3,984± square foot office building in West Ranch area of Campus Commons PUD
  - F. Variance to locate 7 of required 13 parking spaces off-site.
  - G. Variance to reduce required 25 foot front setback and portion of five foot side yard setback

**LOCATION:** West side of Cadillac Drive, 600± feet west of Howe Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 3,984± square foot office building on a .17± acre site in the West Ranch area of the Campus Commons PUD.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial-Offices  
 1968 West Arden Community  
 Plan Designation: Campus Commons PUD - West Ranch  
 West Ranch PUD Schematic Plan  
 Designation: Golf Course  
 Existing Zoning of Site: A(PC)  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, future office (County); LC	Front:	23'	17.5±'
South: Golf course, senior apts.: A (PC) R-3-R (PC)	Side(Int):	5'	Portion of structure on side yard property line
East: Auto sales: C-2-R			
West: Golf course: A(PC)	Rear:	15'	15'

**Parking Required:** 13 spaces Required Parking Ratio in Campus Commons PUD:: 1 space per 300 sq. ft.

**Parking Provided:** 6 spaces on-site, 7 spaces off-site

**Property Dimensions:** 104±' x 70±'  
**Property Area:** 7,050± sq. ft., .17± acres  
**Lot Coverage:** 33%  
**Square Footage of Building:** 3,984± sq. ft.  
**Height of Building:** 28± ft., two stories  
**Exterior Building Materials:** Brick, glass, cement plaster  
**Roof Material:** Asphalt shingles  
**Exterior Building Colors:** Brick, earth tones

**APPLC. NO.** P85-391 **MEETING DATE** 12-18-86 **ITEM NO.** 23

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 9, 1985, the Subdivision Review Committee, by a vote of six ayes and three absent, voted to recommend approval of the proposed project subject to conditions which follow.

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

A. Land Use and Zoning

The subject site is a .17± acre portion of a 3.93± acre lot located in the Agriculture-Parkway Corridor (A(PC)) zone. The .17± acre site is located within the Sacramento City limits while the remaining 3.76± acres is located in the County of Sacramento. The subject site previously was a separate parcel; however when a map was recently recorded on the northern portion, it mistakenly included the subject site. The applicant, therefore, is requesting a tentative map to legally create the subject site. (Exhibit A)

Land uses surrounding the site include automobile sales to the east, a senior citizen apartment complex to the south, the Campus Commons Golf Course and parking lot to the west and vacant land (former site of the Capital Christian Center) to the north. In November of 1984 the County Board of Supervisors approved the necessary entitlements to develop an office park complex on the property to the north of the subject site (Exhibit B). The subject site is designated Commercial-Office on the 1974 General Plan while the 1968 West Arden Community plan designates the site as the West Ranch area of the Campus Commons PUD. The West Ranch Schematic Plan currently designates the site as a portion of the Campus Commons Golf Course.

The applicant is proposing to construct a 3,984± square foot, two-story office building (Exhibits D and E) on the subject site. The office building is proposed for use by a single tenant. The applicant is requesting a rezoning to Office Building (OB(PC)), a schematic plan amendment to office, and a special permit to construct the office in the PUD. Staff finds that an office building is an acceptable land use for the subject site and is compatible with existing land uses found in the Campus Commons PUD.

B. Site Plan Design

The subject site is constrained in that a power transmission line easement crosses a 1,100 sq.ft. portion of the rear of the property. These easements render approximately 400 square feet of the site as unbuildable and makes it difficult to design a building that utilizes the southern portion of the site. If these utility easements were not located across the site, a two-story 3,700± sq.ft. building that met parking and setback requirements could be located on the site.

The applicant originally proposed a 3,700 sq.ft. two-story office building with 12 parking spaces for the subject site (Exhibit C). The front building setback, however, was 10 feet for the first floor and eight feet for the second floor. Planning staff recommended that the applicant redesign the structure in order to accommodate an increased landscaped setback in keeping with the characteristics of the West Ranch Area. The applicant was able to increase the landscaping and

building setback to 17.5 feet by locating seven of the required parking spaces off-site. Staff finds that a hardship does occur on the site due to the location of the transmission lines across the lot and that the applicant has attempted to provide a front building and landscaped setback in keeping with the character of neighboring land uses. Staff, therefore recommends approval of the variance to reduce the required 25 foot building setback to 17.5 feet.

The applicant is also requesting a variance to build a 27 foot long section of the structure on the north property line and in the required five foot sideyard building setback. A staircase leading to the second floor would be located in this area. A six foot high wall, which hides the trash enclosure, would also extend from the building along the property line. The purpose of this setback is to provide a setback between adjacent buildings. The building at this point, however, is adjacent to a county pump station and the nearest building is proposed to be 65<sub>2</sub> feet away. Staff, therefore, has no objections to reducing the sideyard setback along a portion of the north property line for the proposed staircase.

C. Building Design

The applicant proposes to utilize brick, glass, cement plaster and asphalt shingle building materials for the two story structure. Proposed colors are earth tones. Staff recommends that the wall along the second story of the structure on the north and west elevations be eliminated if possible and the roof line carried through to the end of the structure. Staff also recommends that tile shingles be utilized on the roof. The applicant should also check with SMUD and the Western Area Power Administration regarding the design and location of the structure in relation to their easements. The proposed structure is compatible in design and materials with adjacent land uses and similar land uses in the PUD.

D. Parking and Circulation

As previously noted, the applicant redesigned the submitted site plan to accommodate an increased front building setback and as a result, located seven of the required parking spaces on an adjacent parcel. (Exhibits B and D) A variance to locate these required spaces off-site, therefore, is requested. Planning staff contacted the County Planning Department and found that the seven parking spaces on the adjacent lot are not required for any proposed development to the north of the subject site. The applicant has indicated that the adjacent property owners are willing to enter into a reciprocal parking/lease agreement to commit the seven parking spaces to the proposed office building for an indefinite amount of time. Besides requiring a recorded parking agreement, staff also recommends that these seven parking spaces are clearly designated on the site as parking spaces for the office building located on the adjacent parcel.

The submitted site plan has been reviewed by the City Traffic Engineering Division. Traffic Engineering indicated that City Code Section 38164 requires a minimum 24 foot wide driveway for the proposed two-way driveway along the south property line.

**CONCLUSION:** Staff finds that the proposed office building use is compatible with existing land uses in the West Ranch area and proposed land uses for the north of the subject site. Adequate building setbacks, landscaping and parking for the use will be provided. Staff, therefore, recommends approval of the requested entitlements, subject to conditions.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

**STAFF RECOMMENDATION:** Staff recommends the following:

- A. Ratification of the negative declaration;
- B. Approval of the West Ranch Schematic Plan amendment from golf course to office building;
- C. Recommend approval of the rezoning from A(PC) to OB(PC)-R;
- D. Recommend approval of the tentative map, subject to conditions;
- E. Approval of the special permit request, subject to conditions and based upon findings of fact which follow;
- F. Approval of the variance to locate 7 of the required 13 parking spaces off-site, subject to conditions and based upon findings of fact which follow;
- G. Approval of the variance to reduce the required 25 foot front setback and a portion of the five foot sideyard setback based upon findings of fact which follows;

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Only Parcel 1 shall receive City water.

Conditions - Special Permit and Variance

1. The applicant shall redesign the proposed office building as follows, subject to the review and approval of the Planning Director prior to issuance of building permits:
  - a. The proposed office building shall comply with all applicable utility setback requirements;
  - b. The wall along the second story of the north and west elevations shall be eliminated if possible and the roof line carried through to the end of the structure;

- c. ~~The roofing material shall be tile.~~ *The roofing material shall be concrete tile or similar material and shall be reviewed and approved by the Planning Director. (staff amended)*
2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Plans shall include a undulating berm in the 17.5 foot front setback.
3. The proposed driveway width shall meet the requirements of the City Traffic Engineer.
4. Prior to issuance of building permits the applicant shall enter into an agreement with the adjacent property owner indicating that the seven parking spaces located on the adjacent parcel as indicated on Exhibits B and D are required parking spaces for the proposed office building. This agreement is subject to the review and approval of the Planning Director and City Attorney and shall be recorded. This agreement shall be for a permanent duration and shall not be terminated without the consent of the City of Sacramento.
5. The seven required off-site parking spaces shall be clearly marked for employee parking of the proposed office building prior to approval of final inspection of the structure by the Building Division.
6. Prior to final inspection approval of the structure by the City Building Division, the Planning Director shall inspect the project to assure compliance will all conditions of the special permit.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in the proposed office development is compatible with surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that both off-street parking and landscaping have been provided.
3. The project is consistent with the 1974 General Plan, the 1968 West Arden Community Plan and the West Ranch Schematic Plan as amended, which designate the site for office uses.

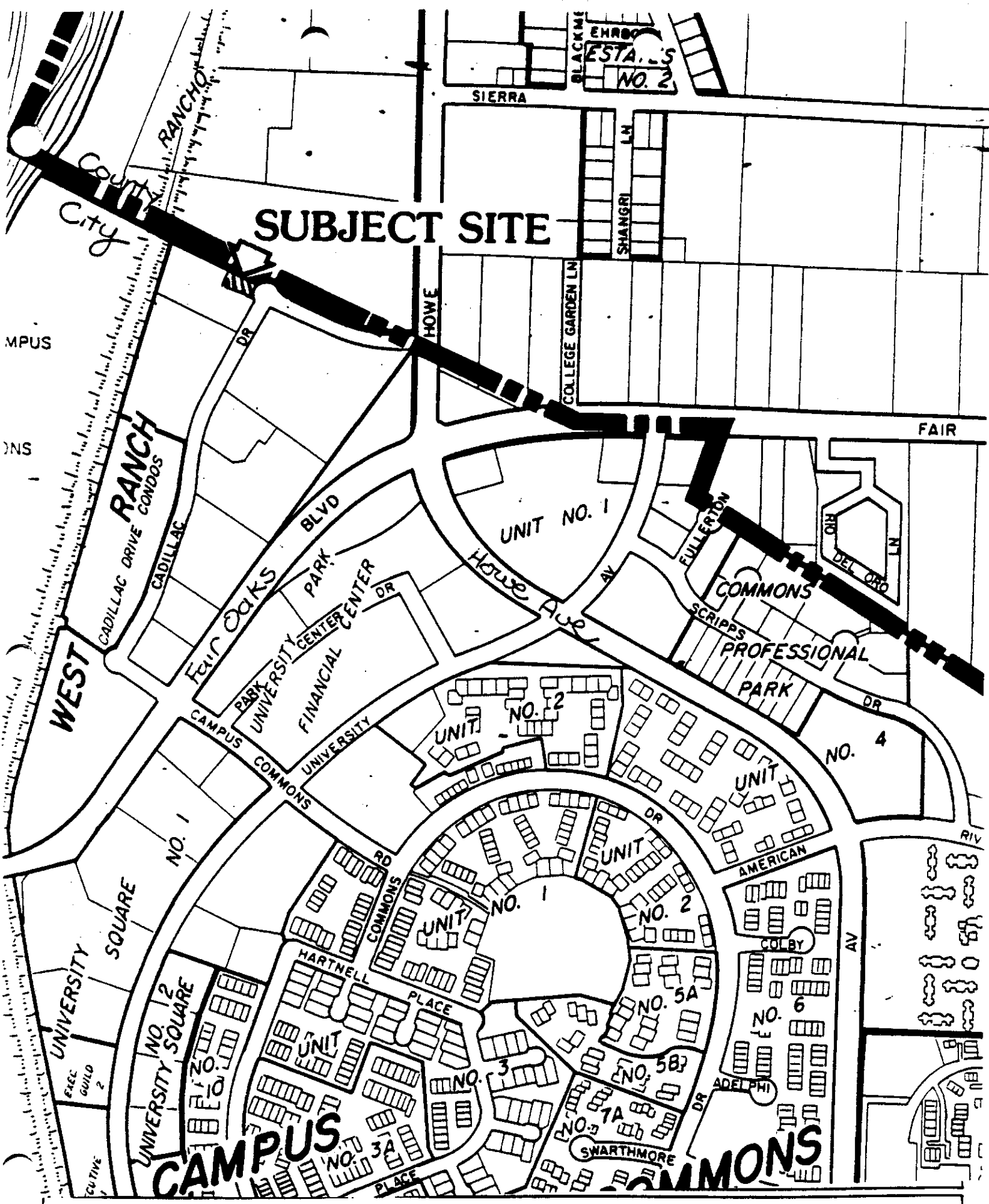
Findings of Fact - Variances

1. The variances, as conditioned, do not constitute special privileges extended to one individual property owner in that:
  - a. the proposed off-site parking area is within reasonable walking distance of the subject site;
  - b. the front landscaped setback is in keeping with the character of the area;

*12/19/86*

- c. variances would be granted to any other property owner facing similar circumstances.
2. The variances, as conditioned, will not injurious to the general public nor surrounding properties in that adequate off-street parking, building setbacks and landscaped areas are provided.
  3. The variance requests do not constitute a use variance in that office buildings are allowed in the Office Building - PC zone.
  4. The project is consistent with the 1974 General Plan, the 1968 West Arden Community Plan and West Ranch Schematic Plan as amended, which designate the site for office uses.





**SUBJECT SITE**

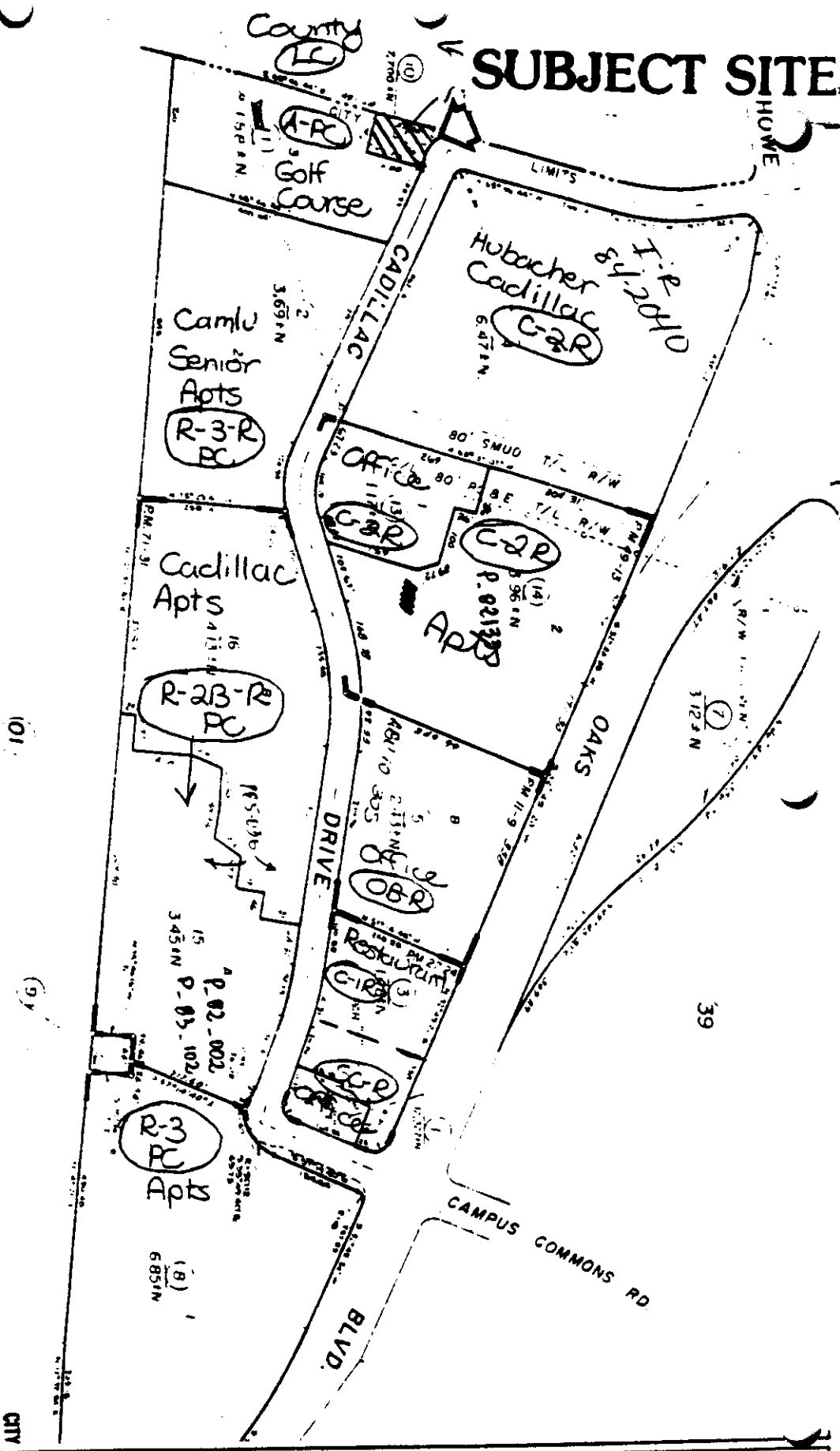
**VICINITY MAP**

85-391  
25-391

12/18/86

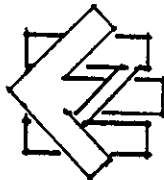
*[Handwritten signature]*

# SUBJECT SITE

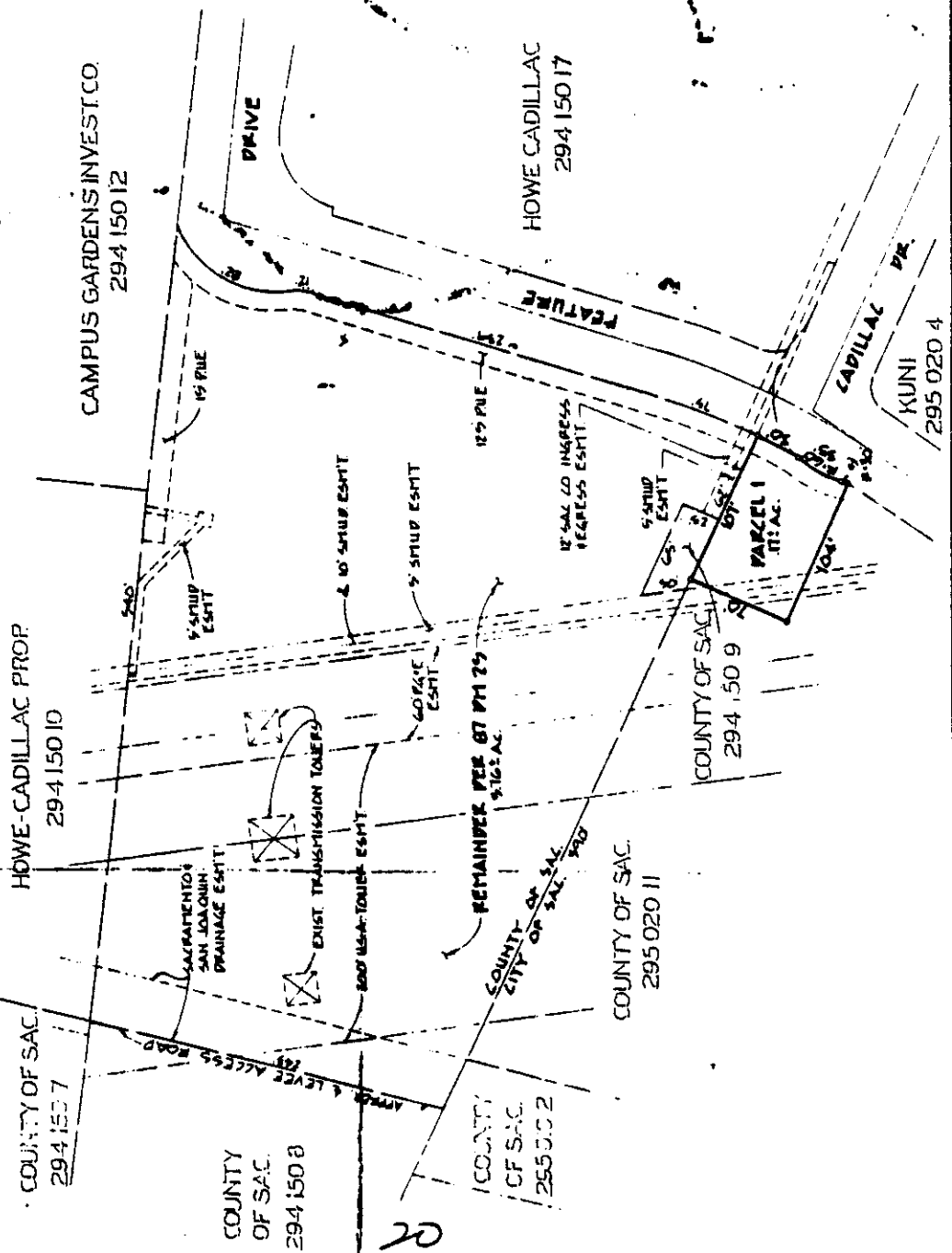
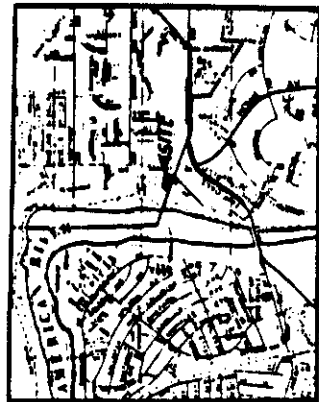


## LAND USE & ZONING MAP

TENTATIVE PARCEL MAP FOR  
**CAPITAL CHRISTIAN CENTER**  
 CITY OF SACRAMENTO



SCALE: 1"=50'



OWNER/OWNER:  
 J. J. WINTER  
 1800 W. 10TH ST., SUITE 300  
 SACRAMENTO, CA 95811

APPLICANT:  
 MORTON & PITALO, INC.  
 1430 MARKET STREET, SUITE 202  
 SACRAMENTO, CA 95811  
 PHONE: (916) 434-9400

DATE:  
 294-020-10 - CITY  
 294-150-18 - COUNTY

AREA:  
 7.91 - ACRES

ZONING:  
 APC (ADJACENT TO HIGHWAY CORRIDOR) FOR CITY AND 294-020-10  
 CUPC (LOCAL COMMERCIAL/INDUSTRIAL CORRIDOR) FOR COUNTY AND 294-150-18

UTILITIES:  
 WATER  
 SEWER  
 GAS  
 ELECTRICITY  
 SACTO - SAN JOAQUIN IRRIGATION DISTRICT

CITY OF SACRAMENTO  
 FIRE PROTECTION  
 PACIFIC GAS & ELECTRIC CO  
 ELECTRICITY  
 SACTO - SAN JOAQUIN IRRIGATION DISTRICT

**m p**  
**MORTON & PITALO**  
 CIVIL ENGINEERING  
 PLANNING SURVEYING

P 85-571  
 P 85-391

11/11/85 12/18/86

423

**FORRAN**  
**WILLIAMS**  
**ARCHITECTS**  
 1111 11th Street  
 San Francisco, CA 94103  
 Telephone: 415-398-1111

Job No.

Scale 1" = 40'-0"

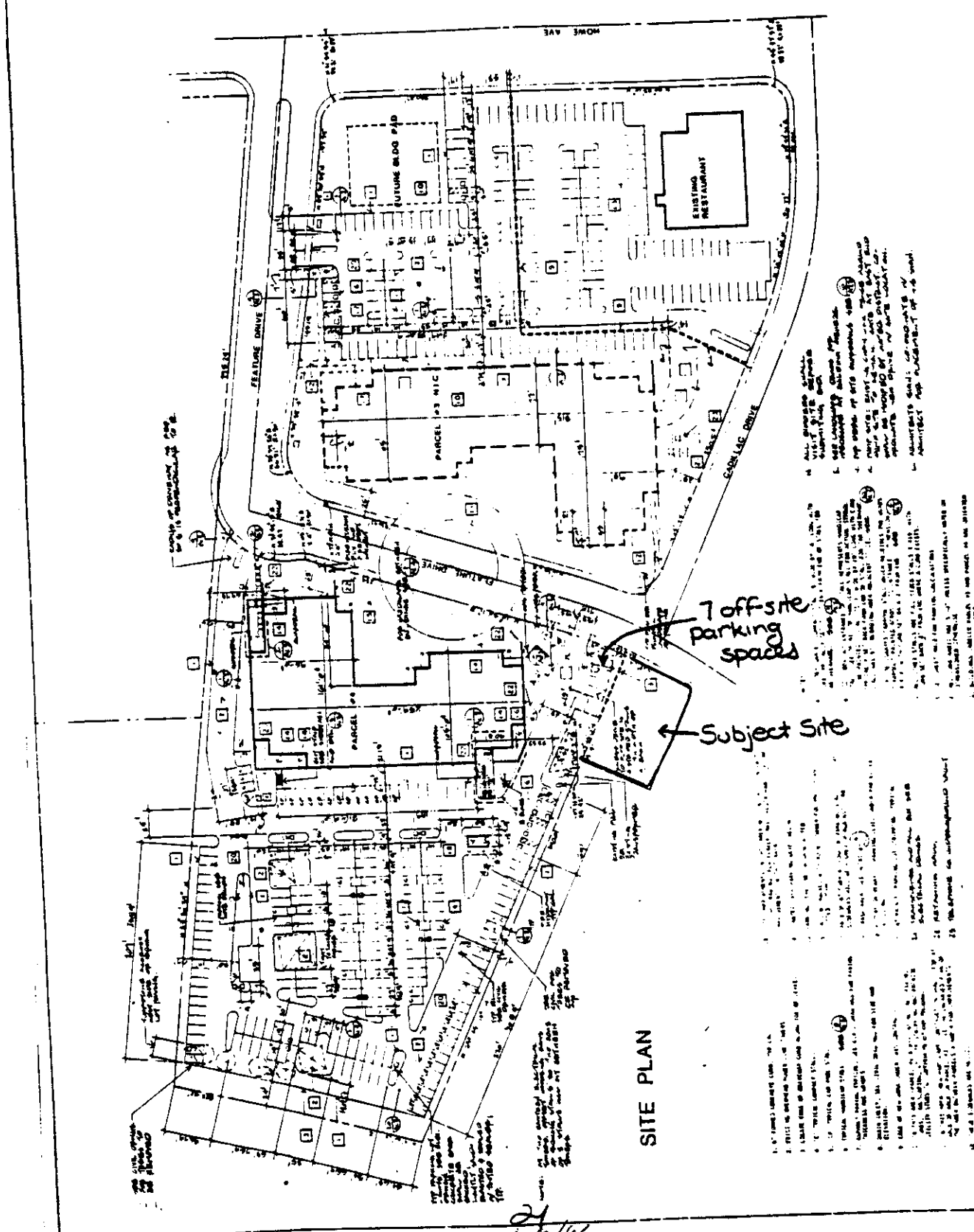
Ref North

Sheet Title  
**SITE PLAN**

Sheet No.

**A1.1**

**EXHIBIT B**



**SITE PLAN**

← Subject Site

7 off-site parking spaces

1. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

**KEYNOTES**

12/18/86

#23

James O. Ferrar  
Principal  
60000044444444444444

**FERRAR  
WILLIAMS  
ARCHITECTS**

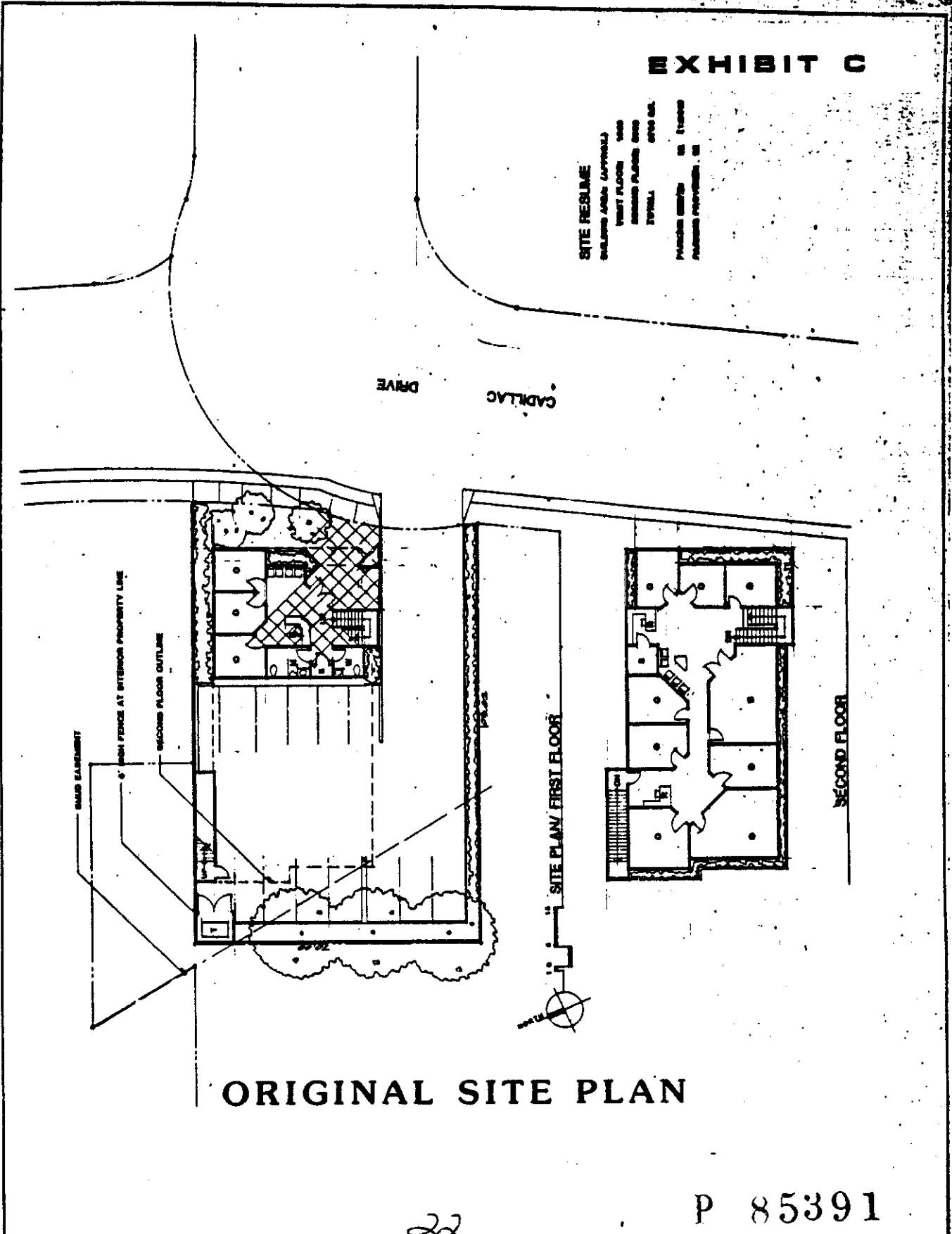
Job No. 85391  
 Drawing No. 1  
 Project Name  
 Sheet Title

SCHEMATIC  
SITE PLAN/  
FLOOR PLAN

# EXHIBIT C

**SITE RESUME**  
 BUILDING AREA (APPROX.)  
 FIRST FLOOR: 1000  
 SECOND FLOOR: 800  
 TOTAL: 1800 SQ. FT.

PLANNING REVIEW: IN PROGRESS  
 PLANNING PERMIT: IN PROGRESS



## ORIGINAL SITE PLAN

P 85391

P 85-391  
DATE: 1/18/86

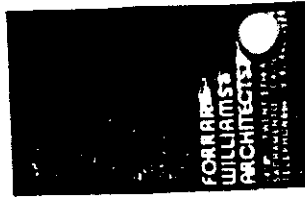
22  
12/18/86

#103  
16.16

Issues 0 Revisions 1

0 12/18/85  
1 01/12/86

00001444441111444



Job No. W07 8000

Scale 1" = 20'-0"

Ref North

Sheet Title

SCHEMATIC  
SITE PLAN/  
FLOOR PLAN

Sheet No.

# EXHIBIT D

## SITE RESUME

BUILDING AREA (APPROX.)

FIRST FLOOR: 1348

SECOND FLOOR: 2419

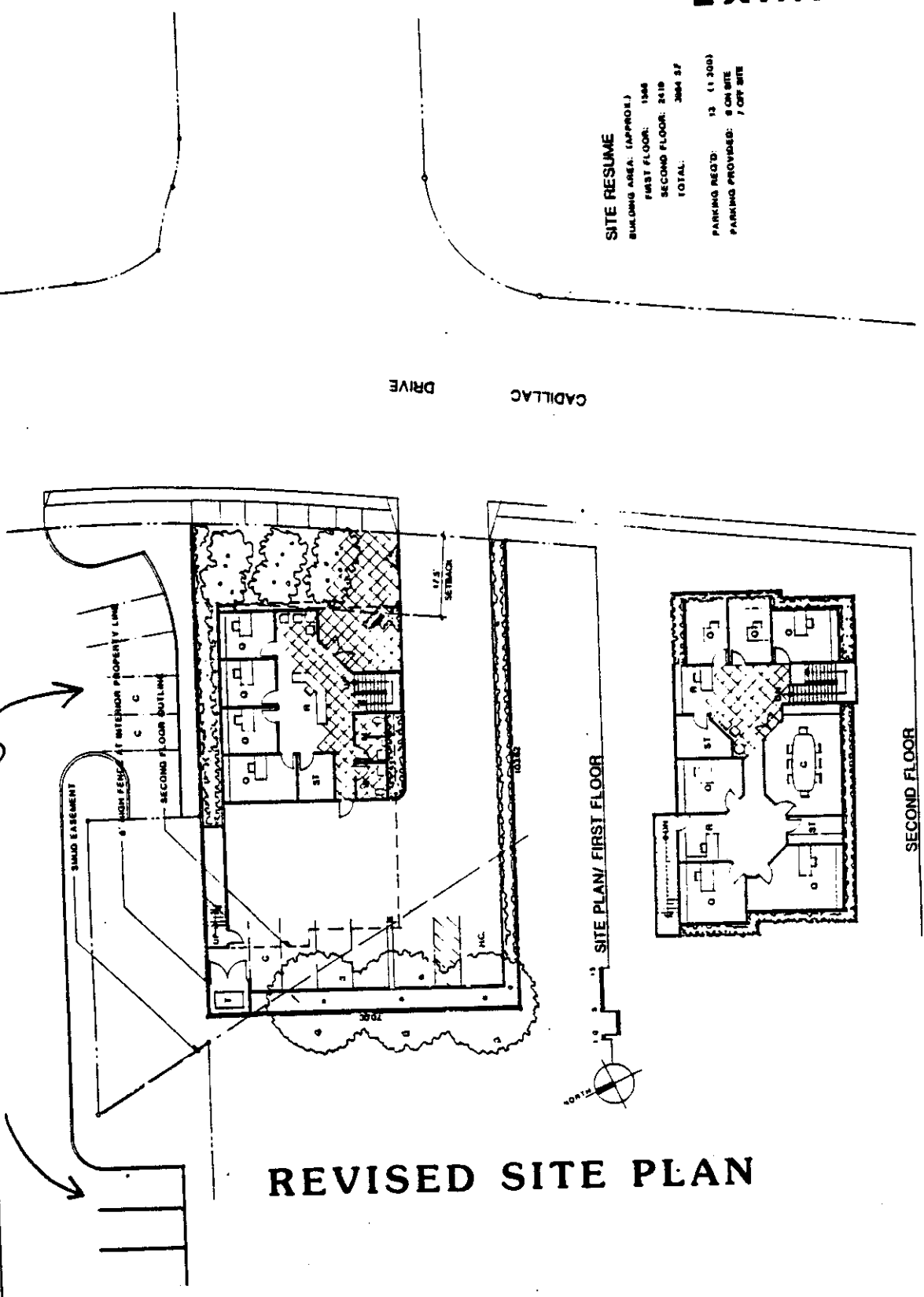
TOTAL: 3767 SF

PARKING REQ'D: 13 (1,200)

PARKING PROVIDED: 9 ON SITE

7 OFF SITE

7 off-site parking spaces



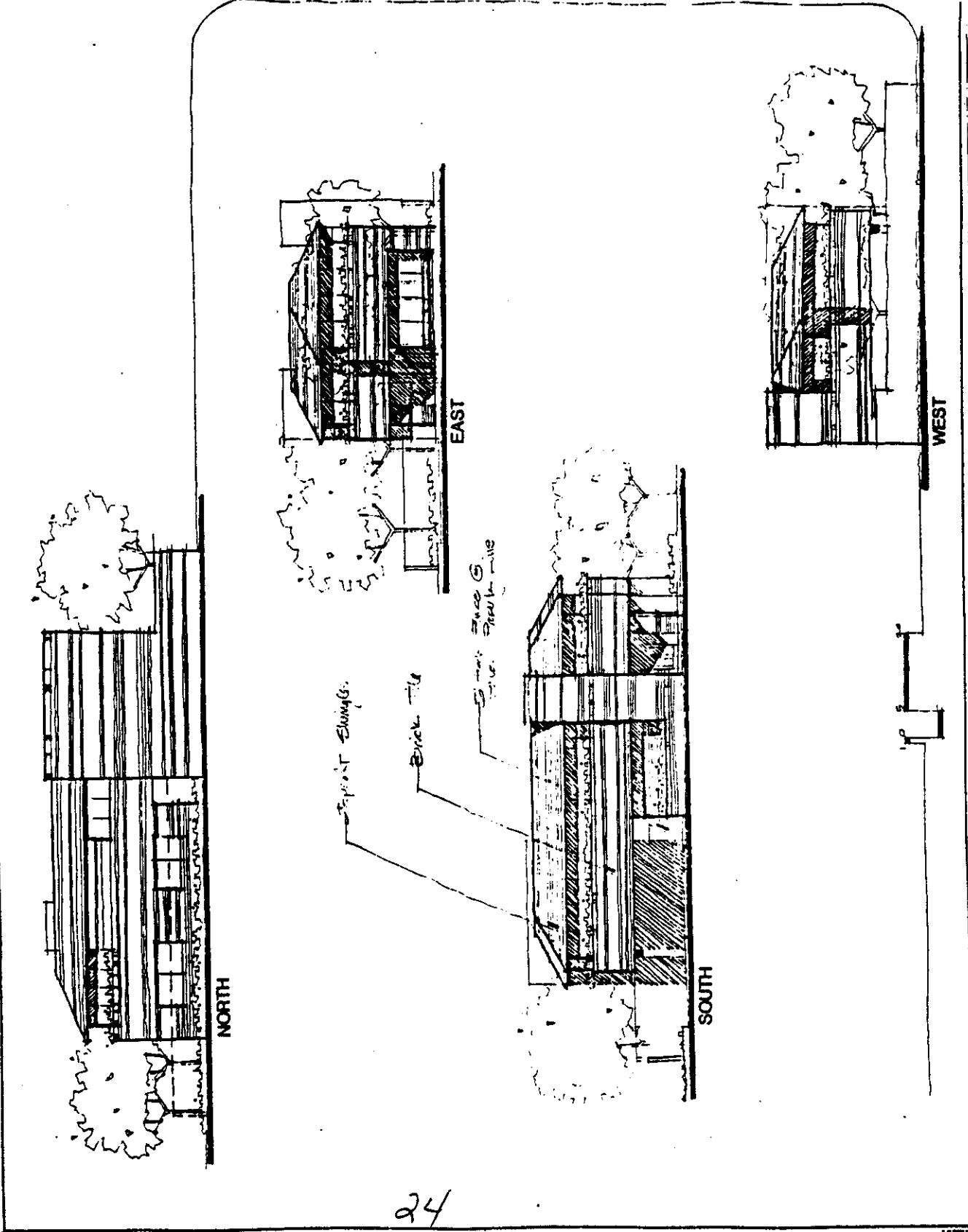
## REVISED SITE PLAN

23  
12/18/85  
1/12/86

Handwritten initials/signature



# EXHIBIT B



24

12/18/86

No. 27