



# CITY OF SACRAMENTO

21

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

March 30, 1983

APPROVED  
BY THE CITY COUNCIL

APR 5 1983

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination;  
2. Amendment to the Seven Lakes PUD Schematic Plan from commercial to office use; and  
3. Rezoning from C-2 to OB for 7.5+ acres (P83-053)(APN: 079-420-3,4,5)

LOCATION: Northeast quadrant of Howe Avenue and Folsom Boulevard

## SUMMARY

This is a request for entitlements necessary to develop a three-story, 180,000 square foot office building on a 7.5+ acre site. The staff and Planning Commission recommend approval of the project subject to conditions. The Commission also approved a special permit to allow the office use; a variance to exceed the height requirement; and a variance to allow a portion of the parking on a separate site.

## BACKGROUND INFORMATION

The subject site consists of two separate parcels totaling 11.9 acres. The westerly parcel contains 4.4 acres and will be developed with parking. The easterly parcel contains 7.5 acres and will be developed with the three-story office building and a portion of the parking spaces. Both parcels are encumbered by a power line easement which restricts development.

The original PUD Schematic Plan designated the northerly portion of the site for office use and the southerly portion for commercial uses. The proposal is to eliminate the commercial designation in order to allow for all office use. Staff has no objection to the elimination of the commercial use because there is a substantial amount of commercial zoning along Folsom Blvd. Also, the proposed office use is compatible with surrounding land uses.

The only concern staff has is regarding the additional square footage of office use and its impact on surrounding streets. The project represents a 121,108 square foot increase in overall square footage. In order to accommodate the additional traffic, the Environmental Coordinator has filed a Negative Declaration which requires the installation of a fully-actuated signal at the easterly intersection of Bicentennial Circle and Folsom Blvd.

VOTE OF PLANNING COMMISSION

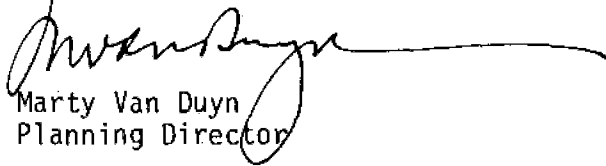
On March 10, 1983 the Planning Commission by a vote of 8 ayes, 1 vacant recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the conditional Negative Declaration;
2. Adopting the attached resolution amending the Seven Lakes PUD to allow a 180,000 square foot, three-story office building; and
3. Adopting the attached rezoning ordinance.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:HY:cp  
 Attachments  
 P83-053

April 5, 1983  
 District No. 6

SACRAMENTO CITY PLANNING COMMISSION

21

MEETING DATE March 10, 1983

ITEM NO. 82 FILE NO. P-83-053  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  ENVIRONMENTAL DET.
- SPECIAL PERMIT  OTHER \_\_\_\_\_
- VARIANCE  \_\_\_\_\_

Recommendation LOCATION: NE quadrant of Howe Avenue + Folsom Boulevard

- Favorable to CB-R (PUD)
- Unfavorable  Petition  Correspondence

NAME	PROPOSERS	ADDRESS

NAME	OPPONENTS	ADDRESS

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Silva	✓			
Simpson	✓		✓	
<del>Wang</del>	✓		✓	
Goodin	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL to CB-R (PUD) & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

**RESOLUTION No. 83-246**

**Adopted by The Sacramento City Council on date of**

RESOLUTION AMENDING THE SEVEN LAKES PUD SCHEMATIC PLAN  
FROM COMMERCIAL TO OFFICE USE FOR THE AREA DESCRIBED  
ON THE ATTACHED EXHIBIT A-1 (P83-053)(APN: 079-420-03,04,05)

WHEREAS, the City Council conducted a public hearing on April 5, 1983, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for office development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the Seven Lakes PUD Schematic Plan as 180,000 square feet of office use.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

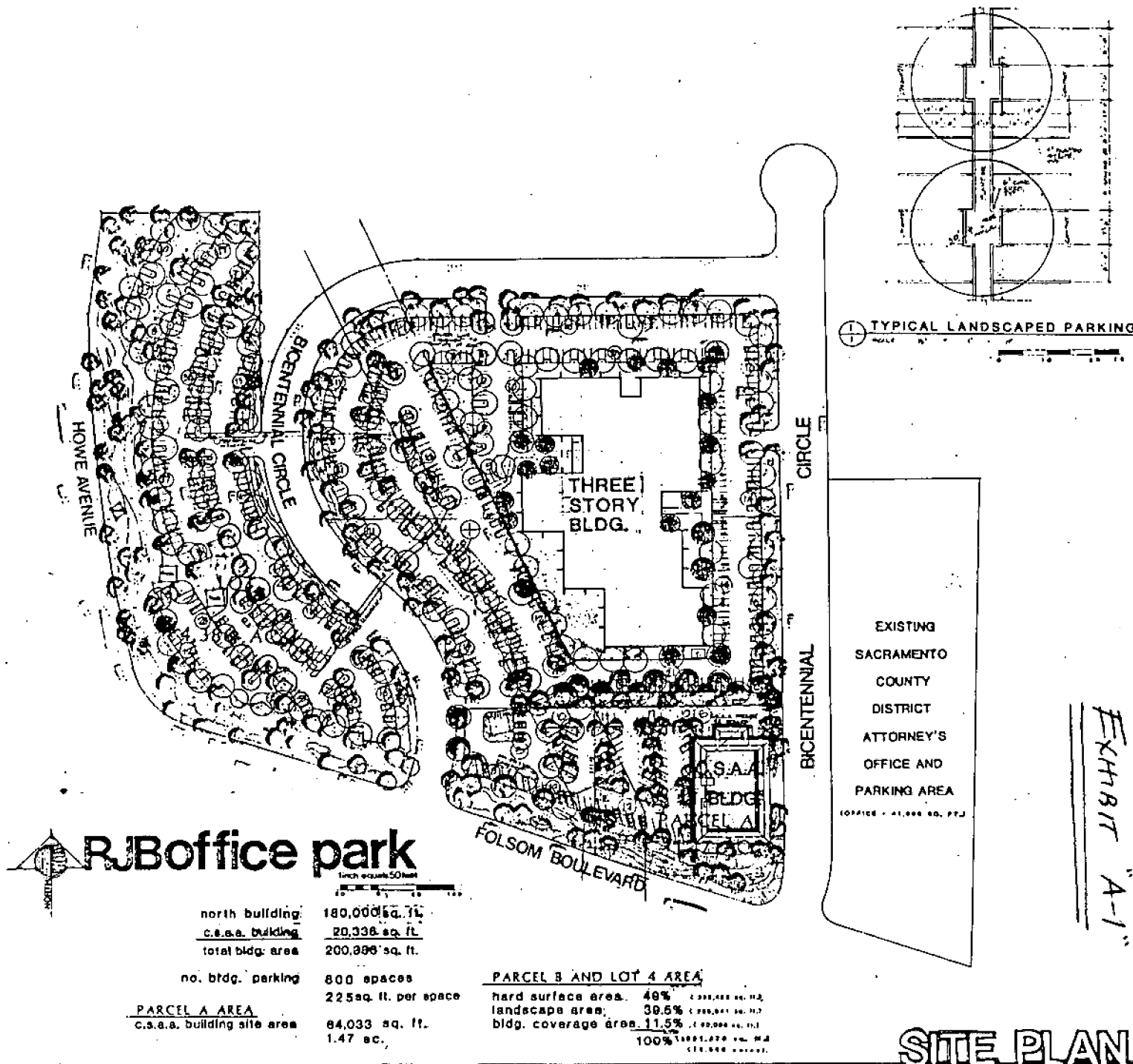
P83-053

**APPROVED**  
BY THE CITY COUNCIL  
APR 5 1983  
OFFICE OF THE  
CITY CLERK

P-SS-053

3-10-83

Sheet # 8



DEAN E. UNGER  
AIA INC.  
ARCHITECTS  
1000 J Street  
Sacramento, CA  
95811

RJB OFFICE PARK  
BICENTENNIAL CIRCLE AND FOLSOM BLVD.  
SACRAMENTO, CALIFORNIA

# RJB Office park

1 inch equals 50 feet

north building	180,000 sq. ft.
c.s.a.a. building	20,336 sq. ft.
total bldg. area	200,336 sq. ft.
no. bldg. parking	800 spaces
	22.5 sq. ft. per space
<u>PARCEL A AREA</u>	
c.s.a.a. building site area	84,033 sq. ft.
	1.47 ac.

<u>PARCEL B AND LOT 4 AREA</u>	
hard surface area	48% 1,000,000 sq. ft.
landscape area	38.5% 800,000 sq. ft.
bldg. coverage area	11.5% 200,000 sq. ft.
	100% 2,000,000 sq. ft.

EXISTING  
SACRAMENTO  
COUNTY  
DISTRICT  
ATTORNEY'S  
OFFICE AND  
PARKING AREA  
(OFFICE - 41,000 sq. ft.)

EXHIBIT "A-1"

SITE PLAN

This drawing is not final and is not to be used for construction unless approved by the architect.

Drawn by: G. W. ...  
Checked by: ...  
Date: ...  
Scale: 1" = 50'

21

# ORDINANCE NO. 83-043

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT \_\_\_\_\_ BICENTENNIAL CIRCLE AND FOLSOM BOULEVARD

FROM THE C-2, GENERAL COMMERCIAL ZONE(S)

AND PLACING SAME IN THE OB-R(PUD), OFFICE BUILDING-REVIEW (PLANNED UNIT DEVELOPMENT) ZONE(S)  
(FILE NO. P-83-053 )(APN: 079-420-03,04,05)

**APPROVED**  
BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

APR 5 1983

## SECTION 1.

The territory described in the attached exhibit(s) which <sup>OFFICE OF THE CITY CLERK</sup> is in C-2, General Commercial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB-R (PUD), Office Building-Review (Planned Unit Development) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission March 10, 1983, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P83-053

LEGAL DESCRIPTION - P83-053

11.9 ACRE VACANT SITE LOCATED WITHIN, AND ADJACENT TO, BICENTENNIAL CIRCLE, HOWE AVENUE AND FOLSOM BLVD., AND A PORTION OF BICENTENNIAL SUBDIVISION LOTS 3, 4, AND 5 AS SHOWN ON THE "PLAT OF BICENTENNIAL SUBDIVISION" RECORDED IN BOOK 116 OF MAPS, MAP NO. 15, RECORDS OF SAID COUNTY.



21

# CITY PLANNING COMMISSION

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

APPLICANT	Dean Unger - 700 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	RJB Co. - 2856 Arden Way, Suite 200, Sacramento, CA 95825		
PLANS BY	Dean Unger - 700 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: GM:sg	
NEGATIVE DEC. 2-28-83	EIR	ASSESSOR'S PCL. NO. 079-420-03,04,05	

- APPLICATION:
1. Negative Declaration
  2. Rezone 7.5± acres from C-2 to OB
  3. Amend Seven Lakes PUD to increase office space by 197,000 square feet, delete all general commercial uses and change building configuration
  4. Special Permit to develop office building in Seven Lakes PUD
  5. Variance to locate approximately 1/2 of required parking off site
  6. Variance to exceed 35 foot height limit

LOCATION: Northeast quadrant of Howe Avenue and Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a three story 180,000 square foot office building with parking spaces on 7.5 vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1967 College Greens Community Plan Designation:	Office
Existing Zoning of Site:	C-2 and OB
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Residential; R-2B-R	
South: Vacant; M-2(S)	
East: Office & Residential; OB & R-1	
West: Service Station	
Parking Required:	800
Parking Provided:	800
Ratio Required:	1 space/225 sq. ft.
Ratio Provided:	1 space/225 sq. ft.
Property Dimensions:	Irregular
Property Area:	7.5 acres
Square Footage of Building(s):	180,000 sq. ft.
Height of Structure:	3-story, 40'
Building Materials:	Precast concrete, solar graylite windows, black mullions
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site is located within the 7-Lakes Planned Unit Development which was established on October 28, 1975. The table following summarizes what has occurred to date in terms of completed and approved projects in this PUD:

Land Use	Original PUD Plan		Completed or Approved Projects to Date		
	S.F./Units	Acreage	S.F./Units	Developed Acres	Vacant Acres
Apartments	648 units	33.0	648 units	33.0	
Office	42,192 s.f.	4.5	59,200 <sup>1</sup>	4.3	.2
Commercial	75,900 s.f.	<u>12.0</u>	0	—	<u>12.0</u>
Total		49.5		37.3	12.2

<sup>1</sup>Includes District Attorney's Office and California State Automobile Association

The applicant's proposal is to construct a three story 180,000 square foot office building in the remaining vacant portion of the 7-Lakes PUD. In order to permit development of the office project, the applicant is requesting amendments to the PUD schematic plan eliminating all of the commercial retail designation.

Staff Evaluation: Staff has the following comments and concerns regarding this project:

1. Staff has no objection to the proposed change in the schematic plan land use designation from commercial to office use. There appears to be a large supply of underutilized commercial properties along Folsom Boulevard in the vicinity of the subject site. Removal of the subject property from potential commercial development may cause expansion and modernization of some of the older, underutilized commercial centers along Folsom Boulevard.
2. The applicant's proposal will result in the development of the remaining vacant properties in the 7-Lakes PUD. The office building and a portion of the required parking will occupy the rear portion of the same block of the recently approved CSAA building. Additional required parking will be developed under the PG & E electrical transmission lines on the vacant lot between Howe Avenue and the west leg of Bicentennial Circle. The applicant's site plan indicates a bermed landscaped setback of 50 feet to 100 feet along Folsom Boulevard and Howe Avenue. Staff recommends that the setback areas be intensively landscaped with a variety of trees and turf, with undulating berms a minimum of four feet in height as measured from the sidewalk grade or parking lot, whichever is higher.
3. The applicant is requesting a variance to exceed the 35 foot height limit by five feet in order to construct the three story office building. Staff has no objection to the variance request given the restricted development potential of the site as a result of the PG & E easements for the electric transmission lines which traverse the west portion of the subject site.
4. The Seven Lakes PUD guidelines call for a system of pedestrian and circulation paths to encourage convenient pedestrian movement throughout all portions of the project. Staff recommends that the applicant provide for pedestrian walkways which radiate out from the main entrance of the office building to the surrounding parking area, particularly with the off-site parking lot across Bicentennial Circle to the west. The applicant should also incorporate a sidewalk around the entire perimeter of the office building. In addition, the proposed trash bins should be enclosed with a six foot high masonry wall with gates. Materials of the wall should be similar to exterior of building.

5. In accordance with the PUD guidelines, the parking lot should be lighted with recommended lighting intensities of two-four foot candles measured at the paved surfaced level. The design of the light standards should be compatible with the new building and should be reviewed and approved by the Planning Director.
6. The applicant proposes a three-story building with exterior building material consisting of pre-cast concrete, solar graylite windows, and black mullions. The design is typical of the suburban garden office architecture and would be compatible with the other projects in the PUD. Staff, however, requests that the roof top mechanical equipment be screened from street view. The screening material should be similar in color and design of the new building.

Environmental Determination: The project site was originally designated for offices on the north and commercial on the south. The proposed development for exclusively office uses entails a substantial increased (121,108 square feet) in overall square footage. The Environmental Coordinator determined that the additional traffic generation resulting from the increased density of development could have a significant impact on the surrounding streets if it is not effectively mitigated by traffic control measures. Consequently, a negative declaration with the following mitigation measure was filed with the City Clerk:

Install a fully-actuated signal at the easterly intersection of Bicentennial Circle and Folsom Boulevard to the satisfaction of the City Engineer, prior to issuance of occupancy permits. The signal shall be interconnected with the traffic signal at Folsom Boulevard and Power Inn Road.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the rezoning request from General Commercial (C-2(PUD)) to Office Building (OB-R(PUD)).
3. Amendment of the 7-Lakes PUD Schematic Plan from Commercial to Office per submitted site plan.
4. Approval of the special permit, subject to conditions and based upon findings of fact which follow.
5. Approval of the variance to locate approximately one-half of required parking off site.
6. Approval of the variance to exceed the 35 foot height limit.

Special Permit Conditions

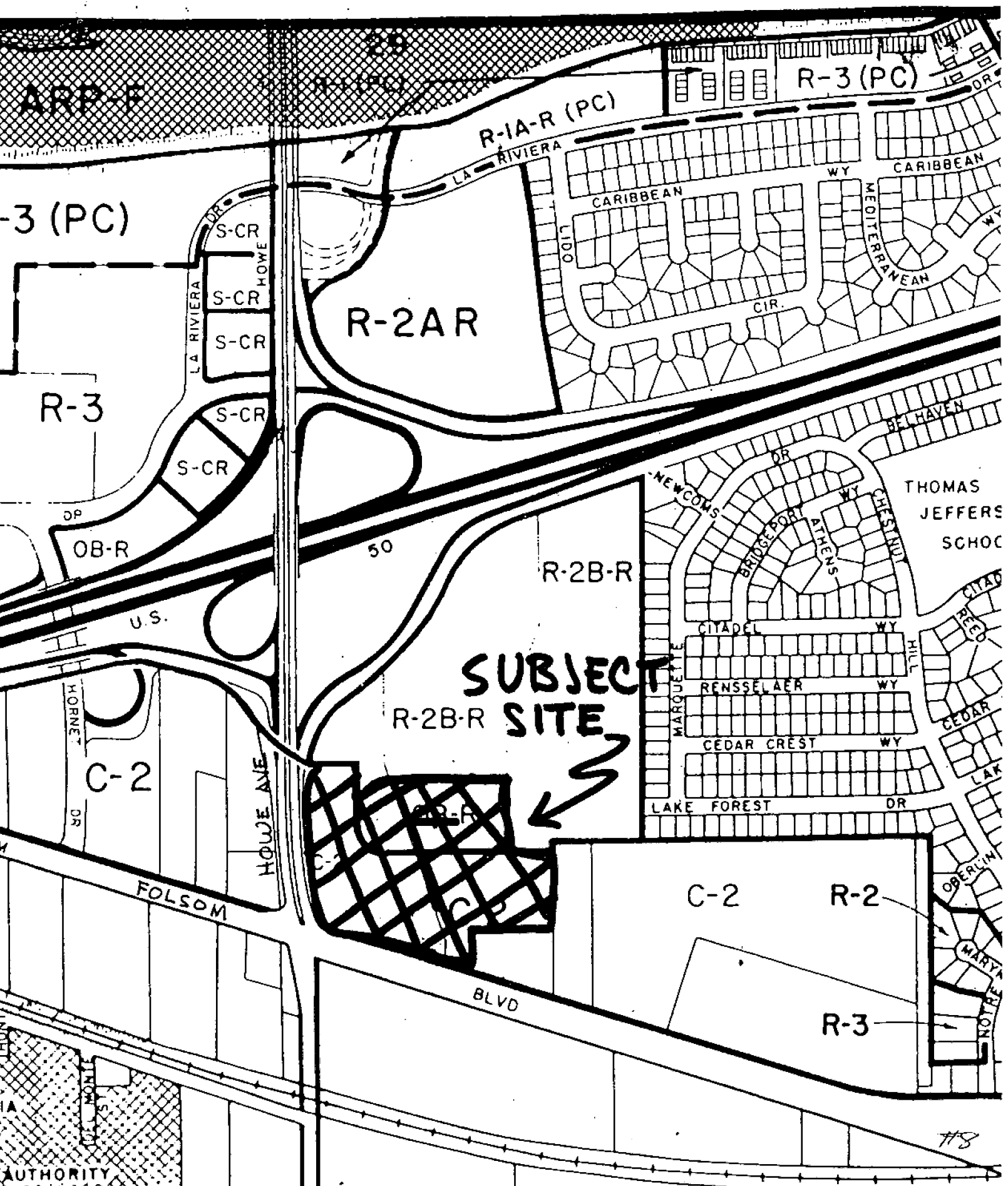
- a. A detailed landscape, irrigation, and site plan shall be submitted for staff review and approval prior to issuance of building permits. This plan shall include the following:
  1. A variety of five gallon, 15 gallon and 24 inch box specimen trees throughout the project, as well as ground cover.

2. Compliance with the 50% shading ordinance.
  3. Utilization of deciduous tree plantings to the south and west of the building.
  4. Pedestrian walkways linking the main entrance of the office building to the surrounding parking areas, particularly the off-site parking lot across Bicentennial Circle to the west. A sidewalk shall be installed around the entire perimeter of the office building.
- b. A detailed parking lot lighting plan shall be submitted for Planning Director review and approval prior to issuance of building permits. The lighting requirements are as follows:
1. Minimum illumination level of two-four average maintained foot candle measured at the paved surface area.
  2. The darkest area of the parking lot shall not be less than 1/4 of the average illumination level.
  3. Light standards shall be a minimum height of 20 feet and light fixtures directed away from adjacent residential uses to minimize glare. Design and color of standards shall be compatible with new building design.
- c. The applicant shall install a fully-actuated signal at the easterly intersection of Bicentennial Circle and Folsom Boulevard to the satisfaction of the City Engineer, prior to issuance of occupancy permits. The signal shall be interconnected with the traffic signal at Folsom Boulevard and Power Inn Road.
- d. A roof plan and elevations of the roof equipment shall be submitted for staff review and approval prior to issuance of building permits. The roof top equipment shall be screened with material that is similar to the building exterior.
- e. Trash enclosures shall be screened with a six foot high masonry wall with gates. Wall material shall be similar to building material. Detailed elevations of the trash enclosures shall be reviewed and approved by the Planning Director.
- f. The applicant shall install a minimum of ten bicycle storage lockers, five of which shall be Class I locker facilities. The locations of the bicycle locker facilities shall be reviewed and approved by the Planning Director.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that:
1. The proposed project incorporates mitigation measures to reduce the land use and transportation impacts to less than significant levels.

2. The project is located on a major street.
  3. The project is compatible to surrounding land uses which consist of office and commercial uses.
- b. The variance to exceed the 35 foot height limit and provide parking off-site does not constitute a special privilege in that a portion of the site is encumbered by PG & E electrical transmission lines.
  - c. The special permit, as conditioned, and variances will not be detrimental to the public health, safety or welfare in that adequate parking and setbacks are provided.
  - d. The special permit and variance is consistent with the 1974 General Plan and the 1967 College Greens Community Plan in that the site is designated General Commercial which allows office uses.



R-3 (PC)

R-1A-R (PC)

R-3 (PC)

R-3 (PC)

R-2AR

R-3

R-2B-R

OB-R

**SUBJECT SITE**

R-2B-R

C-2

C-2

R-2

R-3

P-83-053

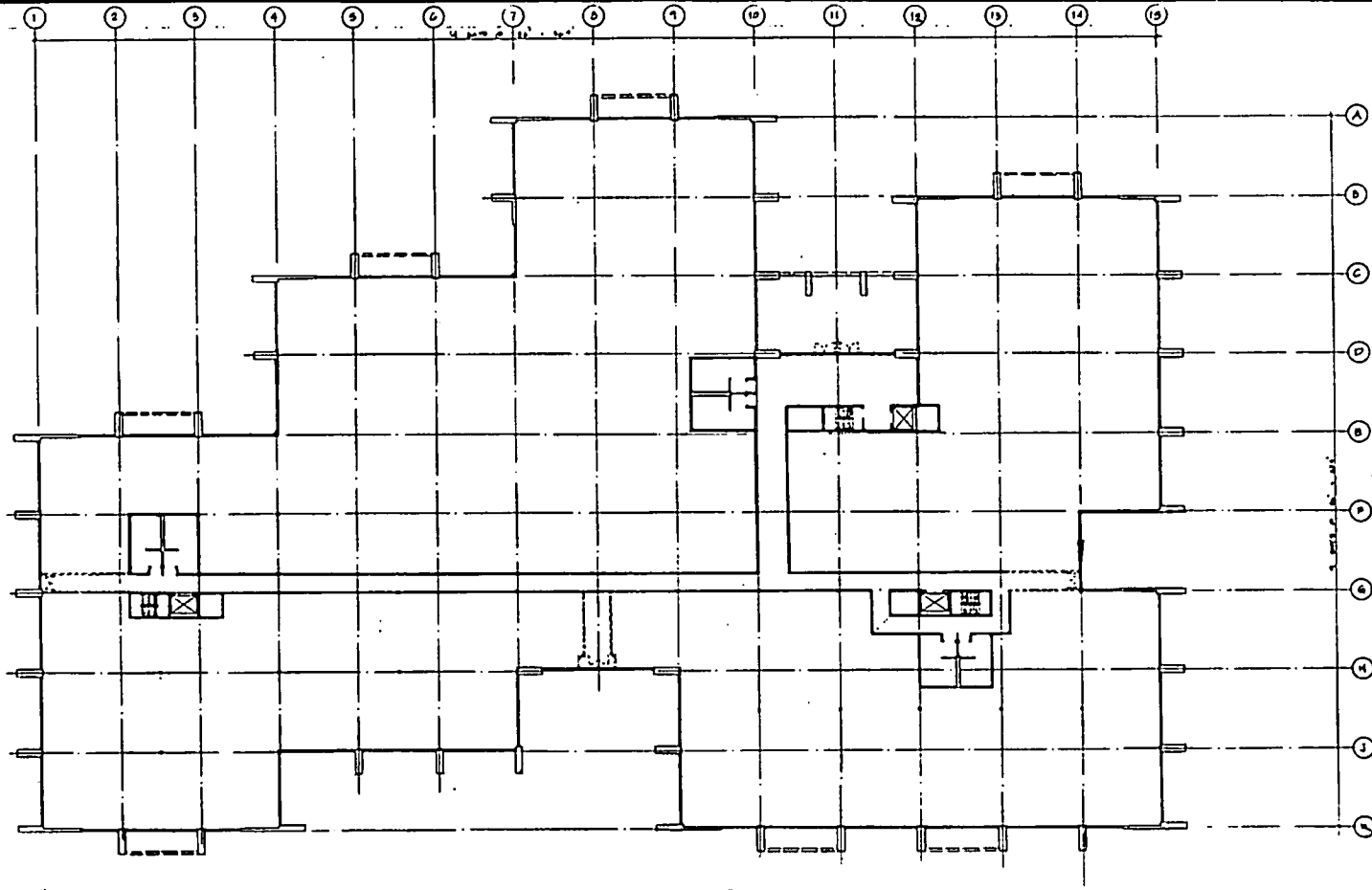
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**VICINITY MAP**

P 83053

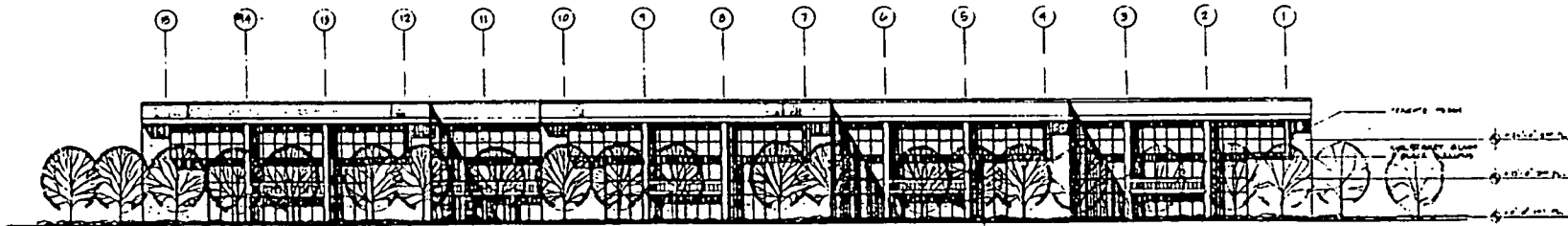
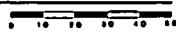
3-10-83 15

Plan 8



TYPICAL FLOOR PLAN

GROSS AREA 60,000 sq. ft. per floor x 3 stories = 180,000 sq. ft. TOTAL



WEST ELEVATION

GROSS AREA 60,000 sq. ft. per floor x 3 stories = 180,000 sq. ft. TOTAL



DEAN F. UNGER  
AIA INC.  
ARCHITECTURE AND  
ENVIRONMENTAL  
PLANNING  
200 Alhambra Blvd.  
Sacramento, California 95833  
Phone 424-2777

PARK:  
OFFICE:  
RIB: BICENTENNIAL CIRCLE AND FOLSOM BLVD.  
SACRAMENTO, CALIFORNIA

revision

The drawing is not final and is not to be used for construction until signed by the Architect.

architect

drawn by: CAN

checked by: ON

job no: 2-8-83

date: 2-10-83

drawing no.

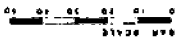
2

sheet title  
sheet no. 2

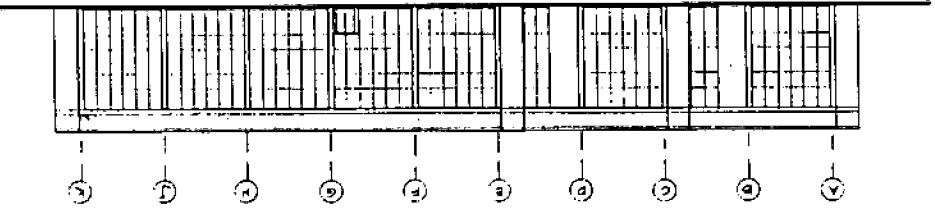
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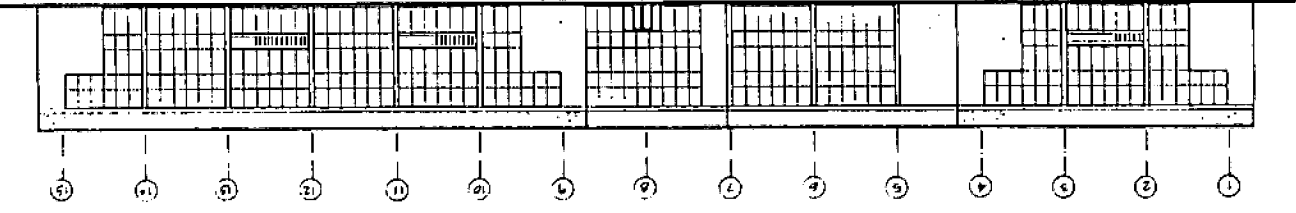
12  
 SHEET NO. 12  
 DRAWING NO. 12  
 DATE 12-12-12  
 PROJECT NO. 12  
 DRAWN BY 12  
 CHECKED BY 12  
 IN CHARGE 12  
 THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT.



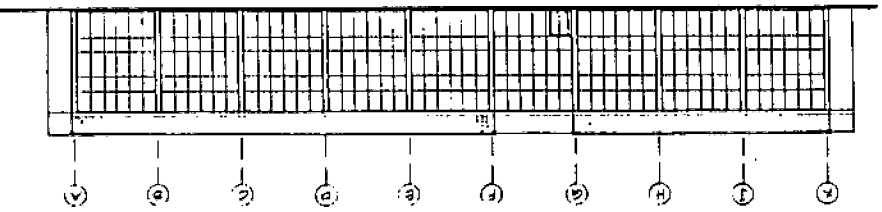
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



RIB OFFICE PARK  
 BICENTENNIAL CIRCLE AND FOLSOM BLVD.  
 SACRAMENTO, CALIFORNIA

DEAN E. UNCR  
 ARCHITECT AND  
 ENGINEER

91



# SACRAMENTO CITY PLANNING DEPARTMENT #21

Application Information

Application taken by/date: 2-4-83

Project Location Bicentennial Cir. & Folsom Blvd.

PN 83053  
9996

Assessor Parcel No. 079-420-03,04,05

Owners RJB Company

Phone No. \_\_\_\_\_

Address 2856 Arden Way, Suite 200, Sacramento, CA 95825

Applicant Dean Unger

Phone No. 443-5747

Address 700 Alhambra Boulevard, Sacramento, CA 95816

Signature \_\_\_\_\_

C.P.C. Mtg. Date 3-10-83

## REQUESTED ENTITLEMENTS

## ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec.</u>	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
( ) _____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>7.5± ac. from C-2 to OB</u>	<u>RA TO OB-R(PUD)</u>	_____	\$ _____
_____	_____	Ord. _____	_____
<input type="checkbox"/> Tentative Map _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit <u>to develop office bldg. in 7-Lakes PUD</u>	<u>RAC</u>	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Variances <u>to locate approx. 1/2 of required parking off site</u>	<u>AFF</u>	_____	\$ _____
<u>Variance to exceed 35' height limit</u>	<u>AFF</u>	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> PUD Amend <u>7-Lakes PUD to increase office space by 197,000± sq. ft.</u>	<u>RA</u>	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ \_\_\_\_\_

RECEIPT NO. 512

By/date TM 2/4/83

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

### Key to Entitlement Actions

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt    White - applicant permit    Green - expiration book    Yellow - department file    Pink - permit book

PN 83053  
9996





CITY OF SACRAMENTO

~~5~~

#21

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

March 23, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 7.5+ acres from C-2 to OB-R(PUD)

LOCATION: Bicentennial Circle and Folsom Blvd

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
MAR 23 4 49 PM '83

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to April 5, 1983.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 4-5-83

MVD:cp  
Attachment  
P83-053

March 29, 1983  
District No. 6

100

100

#21

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT \_\_\_\_\_ BICENTENNIAL CIRCLE AND FOLSOM BOULEVARD FROM THE C-2, GENERAL COMMERCIAL ZONE(S) AND PLACING SAME IN THE OB-R(PUD), OFFICE BUILDING-REVIEW (PLANNED UNIT DEVELOPMENT) ZONE(S) (FILE NO. P-83-053 )(APN: 079-420-03,04,05)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the C-2, General Commercial zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB-R (PUD), Office Building-Review (Planned Unit Development) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission March 10, 1983, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

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SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P83-053

LEGAL DESCRIPTION - P83-053

11.9 ACRE VACANT SITE LOCATED WITHIN, AND ADJACENT TO, BICENTENNIAL CIRCLE,  
HOWE AVENUE AND FOLSOM BLVD., AND A PORTION OF BICENTENNIAL SUBDIVISION LOTS  
3, 4, AND 5 AS SHOWN ON THE "PLAT OF BICENTENNIAL SUBDIVISION" RECORDED IN  
BOOK 116 OF MAPS, MAP NO. 15, RECORDS OF SAID COUNTY.

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#21  
4/5/83

April 6, 1983

RJB Company  
2856 Arden Way  
Sacramento, CA 95825

Dear Sir:

On April 5, 1983, the Sacramento City Council took the following action(s) for property located at Bicentennial Circle and Folsom Boulevard (P-83053):

- A. Adopted Ordinance 83-042 rezoning 7.5± acres from C-2 to OB-R(PUD).
- B. Adopted Resolution 83-246 amending Seven Lakes PUD to increase office space by 197,000± square feet, delete all general commercial uses, and change building configuration.

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/21  
Enclosure

cc: Planning Department  
Dean Unger