

# CITY PLANNING COMMISSION

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

**APPLICANT** Morton & Pitalo, 1430 Alhambra Boulevard, Sacramento, CA  
**OWNER** Buzz Oates  
**PLANS BY** Morton & Pitalo, 1430 Alhambra Boulevard, Sacramento, CA  
**FILING DATE** 5/20/88 **ENVIR. DET. Neg. Dec.** 6/13/88 **REPORT BY** PW/jg  
**ASSESSOR'S-PCL. NO.** 015-0041-007

- APPLICATION:**
1. Negative Declaration;
  2. General Plan Amendment for 13.3+ vacant acres from Public, Quasi-Public-Miscellaneous to Community/Neighborhood Commercial and Office;
  3. Rezone 13.3+ vacant acres from Single Family Residential (R-1) to Office Building (OB) zone;
  4. Tentative Map to divide 13.3+ vacant acres into two lots; and
  5. Special Permit to develop two 101,300 sq.ft. office buildings.

**LOCATION:** South side of Broadway, between 49th and 50th Streets.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop two 101,300 sq.ft. office buildings.

**PROJECT INFORMATION:**

**General Plan Designation:** Public/Quasi-Public-Miscellaneous  
**Existing Zoning of Site:** R-1  
**Existing Land Use of Site:** Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office; OB-R	Front:	25'	100+'
South: Residential; R-1	West Side(Int):	5'	165+'
East: Residential; R-2A-R	East Side(Int):	5'	115+'
West: Commercial; C-1	Rear:	15'	140+'

**Parking Required:** Parcel 1: 253 spaces, Parcel 2: 255 spaces at 1:400 ratio  
**Parking Provided:** Parcel 1: 492 spaces, Parcel 2: 464 spaces  
**Property Dimension:** 1,486' x 380'  
**Property Area:** 13.3+ acres  
**Square Footage of Building:** Two buildings at 101,300 sq.ft., total: 202,600 sq.ft.  
**Height of Building:** 30' at parapet, 40' at top of tile arch  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing  
**Exterior Building Materials:** Concrete, tile cladding, reflective glazing  
**Roof Material:** Asphalt  
**Exterior Building Colors:** Beige, green reflective glazing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 13, 1988, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

Staff Evaluation:

Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 13.3+ vacant acres in the Single Family Residential (R-1) zone. The site is designated in the General Plan for Public/Quasi-Public-Miscellaneous uses. Surrounding land uses are: County offices zoned OB-R to the north; Residential zoned R-1 to the south; Residential zoned R-2A-R to the east; and a parking lot zoned C-1 adjacent to the west.

B. Applicant's Proposal

The applicant is proposing to divide the 13.3+ acre site into two parcels and develop two 101,300 square foot office buildings. The project is known as Broadway Fairgrounds office building. At the present time no specific tenant has been identified but staff is speculating a State office user. The applicant is requesting a General Plan Amendment from Public/Quasi-Public-Miscellaneous to Community/Neighborhood Commercial and Office; a rezone from Standard Single Family (R-1) to Office Building (OB) zone; a tentative parcel map to divide the 13.3+ acre site into two parcels; and a special permit to construct office buildings in excess of 40,000 square feet in the Office Building (OB) zone.

C. Rezone and General Plan Amendment

The subject site is currently zoned R-1 and designated in the General Plan for Public/Quasi-Public-Miscellaneous use (see rezone exhibit). In order to develop the proposed office building a rezone and General Plan Amendment are required. A rezoning from R-1 to OB is appropriate for the subject proposal. The area along Broadway near Stockton Boulevard is the site of the Old State Fairgrounds. This area has been increasingly developed with office uses and the subject site is consistent with this trend. The General Plan designation of Public/Quasi-Public-Miscellaneous is a reflection of the previous fairground use. This is the same designation given to Cal-Expo for example. At the time the latest General Plan (GP) was updated, the subject site was not re-evaluated for its land use designation and therefore the Public/Quasi-Public use designation was merely carried over from the 1974 GP. Staff has no objections to the rezone and General Plan Amendment. The blockface along Broadway is now primarily commercial and office uses. The proposed use reflects the current trend in the area towards office uses and better utilizes the site than the existing General Plan designation would suggest.

D. Site Plan

The submitted site plan indicates two office buildings with ample parking surrounding both buildings. Five driveway entrances are located off of Broadway; two on each parcel and one in the center. Traffic Engineering recommends the driveways align with 49th and 50th Streets. More than adequate building setbacks have been maintained on all sides. Detailed landscape plans for the project have not been submitted. Staff recommends that a landscape plan be submitted for Planning Director review and approval prior to issuance of building permits. The front landscape should have a three-foot undulating berm planted with lawn, shrubs, and trees. This would require 25-feet of planting areas. Trees should be planted along the east, west, and south property lines as shown on site plan. The parking areas must meet the City's 50% shading requirement. Staff recommends that all walkways and entrance areas be paved with decorative paving utilizing distinctive materials and/or colors.

The submitted plan indicates a six-foot high masonry wall along the entire south and east property lines. Staff recommends that this wall be of a decorative material and/or design and should be reviewed by the Planning Director prior to issuance of building permits. A large surplus of parking is proposed for the project. Based on the office use requirement of one (1) space per 400 square feet; 253 spaces are required for each parcel. The site plan shows 492 spaces for Parcel I and 464 spaces for Parcel II. The submitted plan does not have actual parking spaces drawn so that all requirements, including maneuvering space were not analyzed. The location of the trash enclosures near the center of the overall site is appropriate. Both proposed enclosures are required to meet City Zoning Ordinance requirements. The proposed projects are required to have 33 bicycle parking facilities on each parcel, based on the one (1) bicycle parking facility per every 15 required auto parking spaces. A sign program has not been submitted with this application. The applicant has indicated that a signage proposal will be submitted separately. The sign program should be reviewed and approved by the Planning Director prior to the issuance of any sign permits. Proposed lighting is not indicated on the site plan. All lighting should be shielded away from adjacent residential properties.

E. Building Design

The applicant is proposing to construct two two-story office buildings. The buildings will be 101,300 square feet in size respectively. The design of the two buildings is identical. Proposed building materials are concrete walls and panels, front loaded green reflective glazing, glass curtain wall and tile cladding at entries and stair towers. The prominent architectural feature is the entry arch with free standing concrete arcade. The arch will have tile cladding on top and white mullions accenting the green reflective glazing.

The building elevations were reviewed by the Design Review staff. Staff suggests no major changes to the building design but would like to review proposed colors for the building exterior. Staff recommends the applicant submit a color palette for review and approval by the Planning Director prior to issuance of building permits. The color selection should not be monochromatic (one color).

F. Transportation Management Plan

The proposed project is required to have a Transportation Management Plan (TMP). Staff recommends that the applicant begin preparing the TMP at least 60 days prior to issuance of building permits. The TMP must be reviewed and approved by the City's TSM Coordinator prior to issuance of building permits.

G. Agency Review

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Fire Marshall and Building Inspection Divisions. The following comments were received from Engineering:

1. Construct traffic signal at Broadway and 49th Street;
2. Handicap ramps are to be aligned with 49th and 50th Streets; and
3. Driveways shall align with 49th and 50th Streets.

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.

RECOMMENDATION

Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Recommend approval of the General Plan Amendment for 13.3+ acres from Public/Quasi-Public-Miscellaneous to Community/Neighborhood Commercial and Office;
3. Recommend approval of the rezone of 13.3+ acres from R-1 to OB;
4. Recommend approval of the Tentative Map subject to conditions that follow; and
5. Approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

The Subdivision Review Committee recommends approval of the 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. Install an eight-inch minimum water main extension if required by the City Water Division on Broadway.
2. Construct traffic signal at Broadway and 49th Street to the satisfaction of the City Traffic Engineering Division.
3. Dedicate right-of-way per study on Broadway to the satisfaction of the Traffic Engineer.

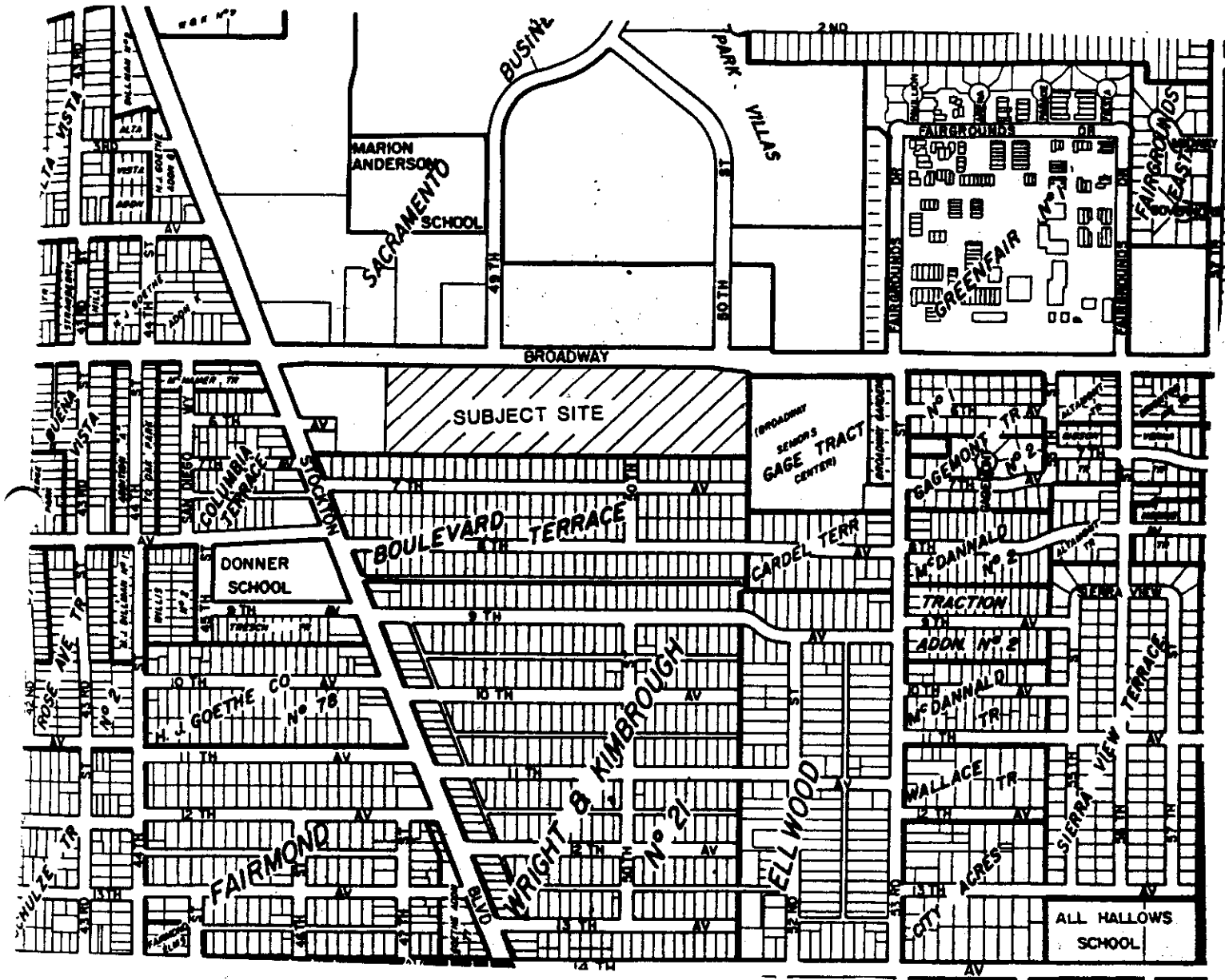
NOTE: Handicap ramps are to be aligned with 49th and 50th Streets.

NOTE: Driveways shall align with 49th and 50th Streets.

Conditions - Special Permit

1. The applicant shall submit a revised site plan for review and approval by the Planning Director. The revised plan shall include the following:
  - a. Handicap ramps shall be aligned with 49th and 50th Streets.
  - b. Driveways shall align with 49th and 50th Streets.
  - c. Indicate parking stalls per Zoning Ordinance requirements.
2. The applicant shall submit a detailed landscape plan for review and approval by the Planning Director prior to the issuance of building permits.
3. The front landscape area shall have a minimum 25-foot width and a 3-foot undulating berm along the entire north property line and planted with lawn, shrubs and trees.
4. Walkways and entrance areas shall be paved with decorative paving utilizing distinctive materials and for colors.
5. The 6-foot masonry wall along the entire south and east property lines shall be of a decorative material and design and shall be reviewed by the Planning Director prior to issuance of building permits.
6. The project shall have 33 bicycle parking facilities on each parcel.
7. The applicant shall submit a sign program for review and approval by the Planning Director prior to issuance of sign permits.

8. All lighting shall be shielded away from adjacent residential properties.
9. Trash enclosures shall meet the requirements of the City's Zoning Ordinance.
10. The applicant shall submit a color palette of exterior building colors for review by the Planning Director prior to issuance of building permits.
11. The applicant shall submit a Transportation Management Plan for review and approval by the City's TSM Coordinator prior to issuance of building permits.

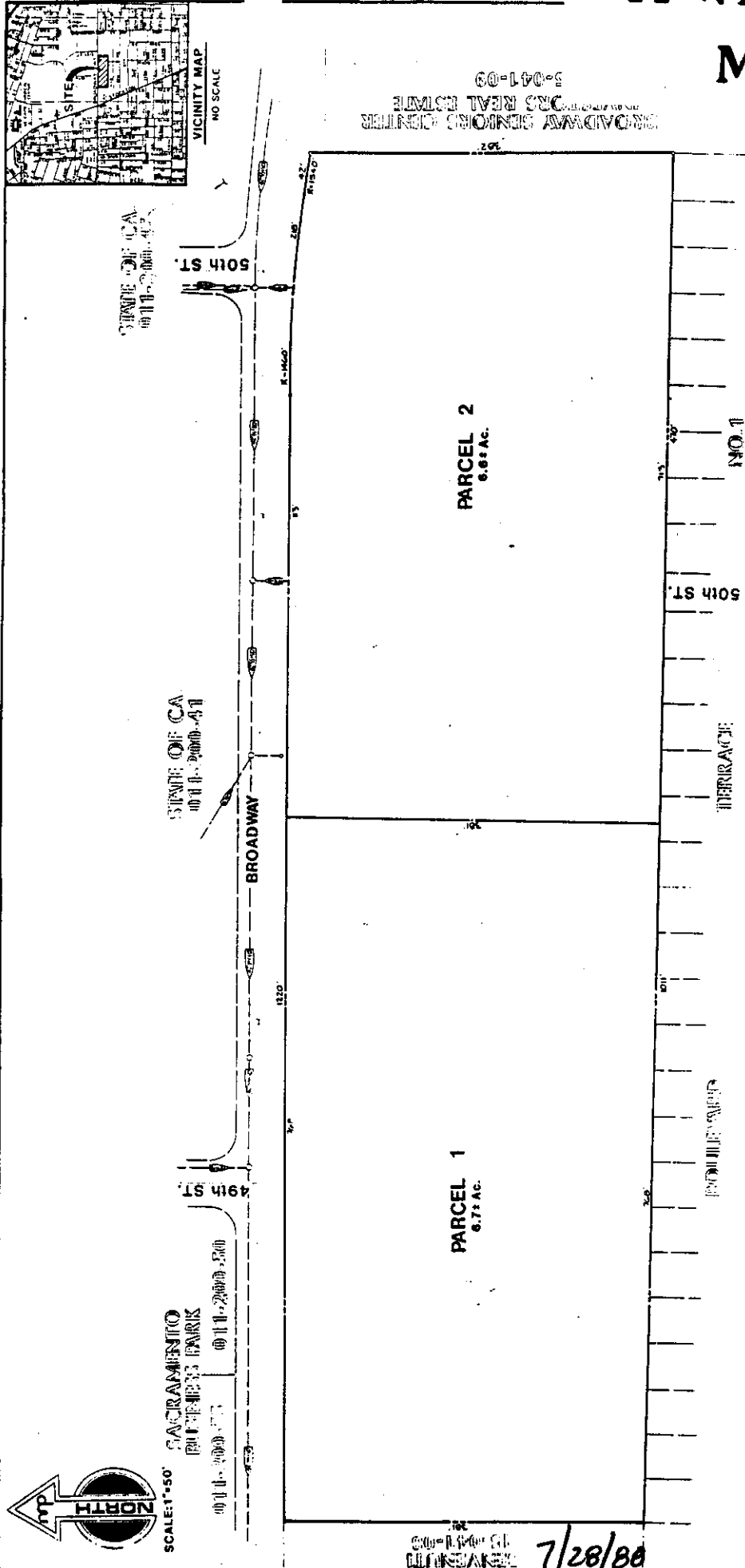


# VICINITY MAP





# TENTATIVE MAP



BROADWAY SENIOR CENTER  
REMITTEE  
5-041-09

- DESIGNED BY: MORTON & PITALO, INC.
- PROJECT NO.: 15-041-09
- CITY OF SACRAMENTO
- PROJECT: BROADWAY SENIOR CENTER
- DATE: 7/28/80
- SCALE: 1" = 50'
- PROJECT NO.: 15-041-09
- CITY OF SACRAMENTO
- PROJECT: BROADWAY SENIOR CENTER
- DATE: 7/28/80
- SCALE: 1" = 50'

DATE	15-041-09
SHEET	1
CITY	SACRAMENTO
<b>TENTATIVE PARCEL MAP</b>	
<b>BROADWAY FAIRGROUNDS</b>	
CITY	SACRAMENTO
<b>MORTON &amp; PITALO, INC.</b>	
CIVIL ENGINEERING - PLANNING - SURVEYING	
COMPUTED	
DESIGNED	
DRAWN - ASS.	
PROJ. ENGR.	
DRK NO.	
SCALE	1" = 50'
APPROVED DATE	
DESCRIPTION	

P88-235

7/28/80

item B



# BROADWAY FAIRGROUNDS OFFICE BUILDINGS

Broadway Way  
Sacramento, California

A-A PROPERTIES, DEVELOPER

**COMSTOCK  
JOHNSON**  
architects inc.  
10011 Pioneer Lane, Suite A, Sacramento, CA 95829  
916.482.2520

88034  
DATE  
8-11-88

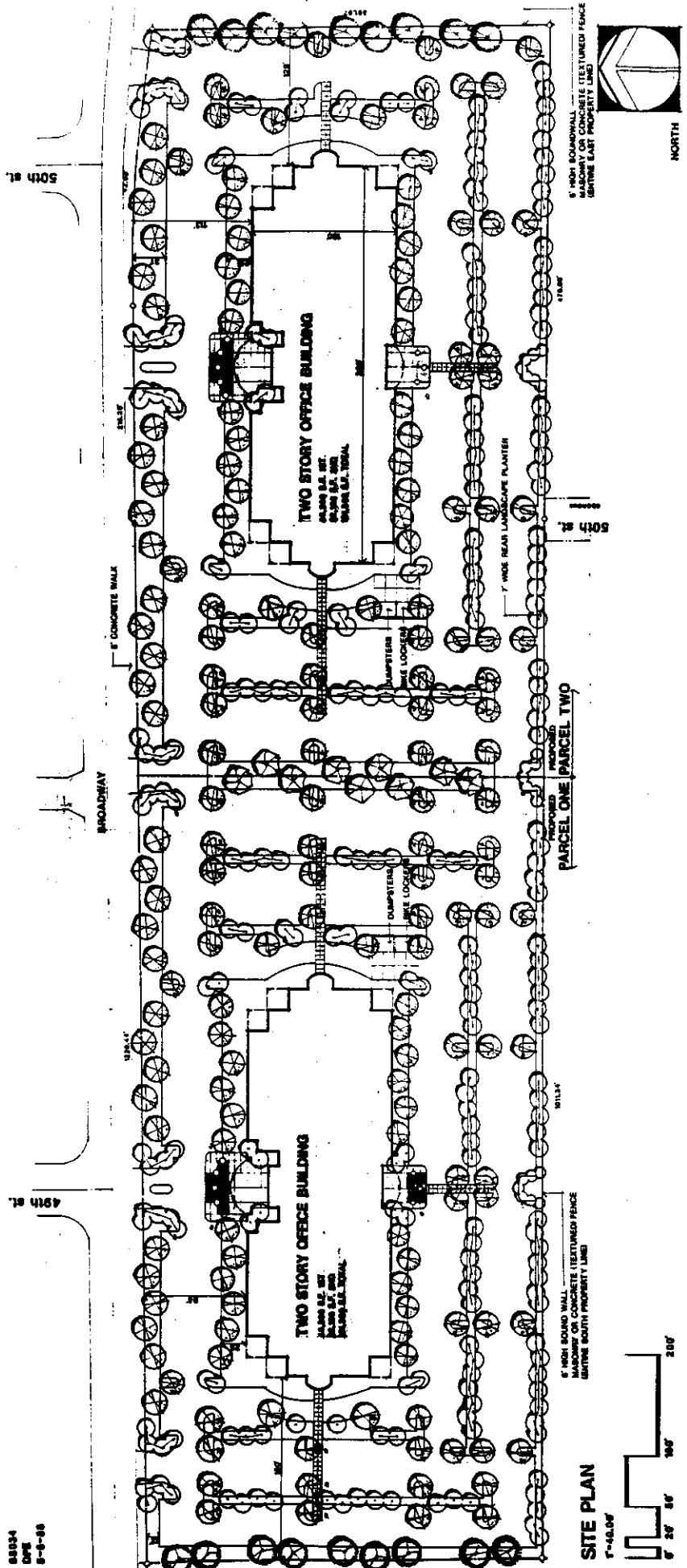
7/28/88

**DATA**

	PARCEL ONE	PARCEL TWO	OVERALL
SITE AREA	284,001 S.F. OR 6.50 AC.	284,001 S.F. OR 6.50 AC.	568,002 S.F. OR 12.97 AC.
BUILDING AREA	161,000 S.F.	161,000 S.F.	322,000 S.F.
COVERAGE	57%	57%	57%
PARKING REQUIRED (1 SP. PER 400 S.F.)	402 SP.	402 SP.	804 SP.
PARKING PROVIDED	402 SP.	402 SP.	804 SP.
PARKING RATIO	1.0 SP. PER 1,000 S.F.	1.0 SP. PER 1,000 S.F.	1.0 SP. PER 1,000 S.F.

EXISTING ZONING E-1  
PROPOSED ZONING OS

# SITE PLAN



**SITE PLAN**  
T-148.047  
8' HIGH SOUND WALL WITH TEXTURED FINISH  
MOUNTING SOUTH PROPERTY LINE  
8' HIGH SOUND WALL WITH TEXTURED FINISH  
MOUNTING EAST PROPERTY LINE

33-1-17

P88-235

item 13

# ELEVATIONS

## BROADWAY FAIRGROUNDS OFFICE BUILDINGS

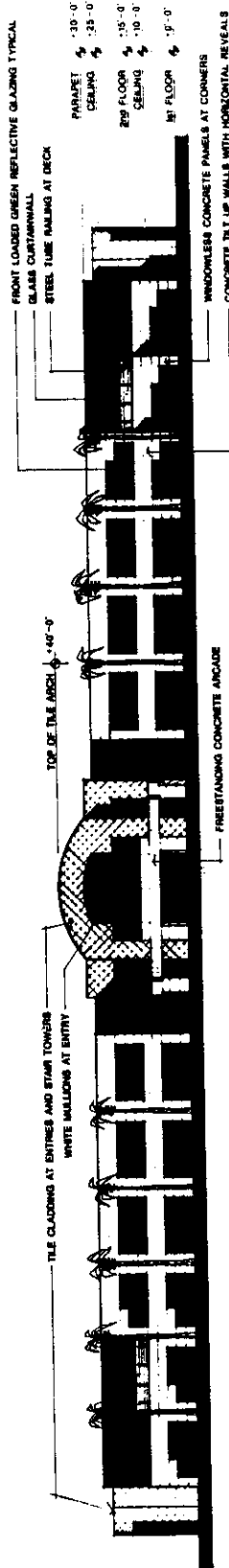
Broadway Way  
Sacramento, California

A-A PROPERTIES, DEVELOPER

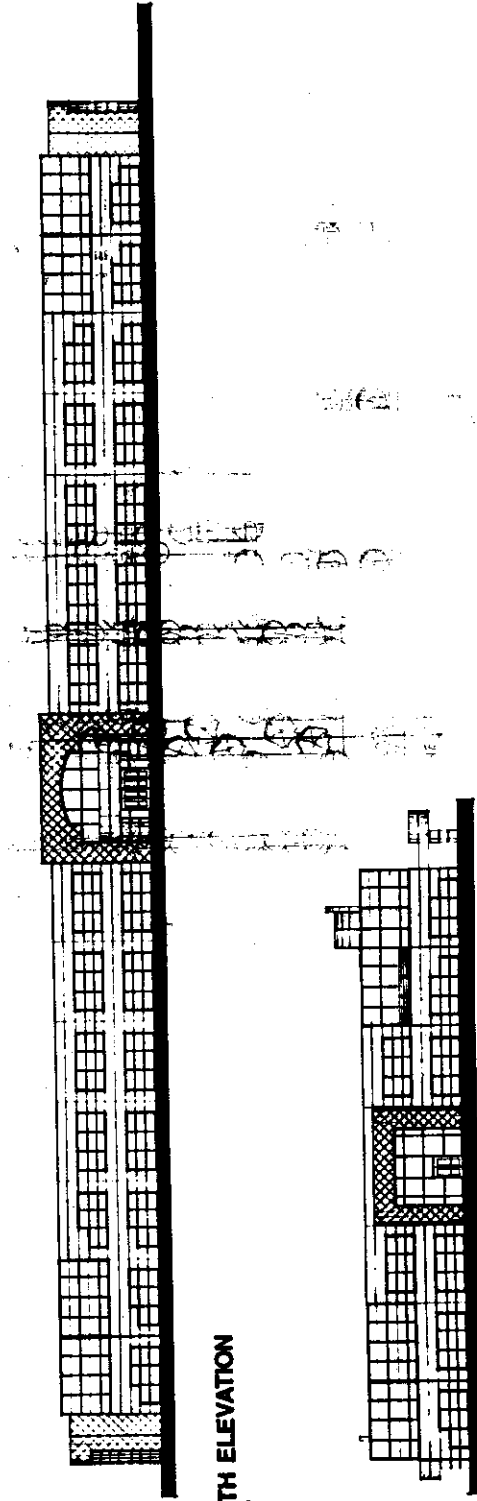
**COMSTOCK  
JOHNSON**  
architects inc.

10344 North Lane Suite A Sacramento, CA 95827  
PH: 916-442-1000

68034  
CPE  
5-9-88



**NORTH ELEVATION**  
1/8"=1'-0"



**SOUTH ELEVATION**  
1/8"=1'-0"

**WEST ELEVATION (EAST ELEVATION SIMILAR)**  
1/8"=1'-0"