



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION**

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

Project Name: 910 University Avenue Office Building  
Project Number: P07-158  
Project Location: 910 University Avenue  
Assessor's Parcel No.: 295-0040-047  
Applicant: Jason Silva, Dreyfuss & Blackford Architects, Ph: (916) 453-1236  
Action Status: Approved Action Date: April 17, 2008

**REQUESTED ENTITLEMENT(S):**

- A. Environmental Determination: Categorical Exemption (CEQA Guidelines Section 15332, Infill Development);
- B. Plan Review to construct a 29,721 square foot office building on approximately 1.06 acres in the Limited Commercial Planned Unit Development (C-1-PUD) zone within the Campus Commons PUD;
- C. Special Permit to exceed height requirements in the C-1 zone by 9 feet.
- D. Variance to waive the required masonry wall along the northern and eastern property lines.

**ACTIONS TAKEN:** On 04/17/08, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:  
Approved

**Action certified by:**   
David Kwong, Planning Manager

Sent to Applicant: 04/25/2008

By:   
Staff Signature

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC

18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

### **EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**NOTE:** 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 rezoning, special permits and variances.

### **APPEALS**

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 04/27/08. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

## **Findings Of Fact**

### A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15332 for Infill Development of the California Environmental Quality Act Guidelines as follows:

This project consists of a request for a Plan Review to construct a 29,721 square foot office building on approximately 1.06 acres, a special permit to exceed the height limit, and a variance to waive the required masonry wall along the eastern and eastern property lines in the Limited Commercial Planned Unit Development (C-1-PUD) zone within the Campus Commons PUD. (P07-158)

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

B. The Plan Review to construct a 29,721 square foot office building on 1.06 acres is approved subject to the following Findings of Fact:

1. The proposed development is consistent with the general plan and Campus Commons PUD in that office is an appropriate use for the site;
2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways; and

3. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

C. The Special Permit to exceed height requirements in the Limited Commercial (C-1) zone is approved subject to the following Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that an office building is compatible with the surrounding office and residential uses in the area;

2. Granting a special permit is not detrimental to public health, safety or welfare, or results in the creation of a public nuisance; and

3. The proposed development is consistent with the general plan and Campus Commons PUD in that office is an appropriate use for the site.

D. The Variance to waive the required masonry wall along the northern and eastern property lines is approved subject to the following Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that an office building is compatible with the surrounding office and residential uses in the area.

2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.

3. Granting the variance request does not result in a use variance in that the office building is a permitted use in the Limited Commercial (C-1-R-PUD) zone with the Campus Commons PUD with a Plan Review.

4. Approval of the request of variance will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

## **Conditions Of Approval**

### Conditions of Approval

B. The Plan Review to construct a 29,271 square foot office building on 1.06 acres is approved subject to the following Conditions of Approval:

#### GENERAL

B1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

B2. Any modification to the project shall be subject to review and approval by planning staff prior to the issuance of building permits.

B3. The sliding security gate, located at the northeastern portion of the parking lot must remain open during normal business hours. A special permit is required to establish gates at private vehicular entrances that will be closed during business hours.

B4. The proposed exterior staircase is subject to review by design review staff before building permits may be issued.

B5. Any proposed signage is subject to review and approval by planning staff prior to issuance of permits.

B6. The trash and recycling enclosure shall be screened from public view with landscaping, fencing or a structure.

B7. The applicant shall provide a minimum of four bicycle parking spaces, 50% of the required spaces must be Class I bicycle lockers. All bicycle parking shall be located in a secure area located in close proximity to doors and windows.

B8. Parking lot tree removal will require issuance of a parking lot tree removal permit. Permit applications can be obtained by calling (916) 808 6345. Mitigation for parking lot tree removal may be carried out through the replanting of trees or landscape improvements at the discretion of the City Urban Forest Services Division. Applicant shall comply with trees protection requirements as specified in City Code Section 12.56.060.

B9. Irrigation All trees are to be irrigated on a non-turf station by a minimum of two pop-up heads w/ 3' to 4' radius nozzles installed 40" to 50" from center trunk line. This will minimize installation of underground irrigation hardware where large diameter roots are likely to develop. Other irrigation designs may be approved pending City Landscape Architecture department and UFS review.

B10. Planting notes: All trees are to be planted in a gradual mound 2" to 3" above the surrounding grade and mulched with wood chips (playground fiber or coarser) to a depth of approximately 3". No turf, groundcover or shrubs will be planted within 4' of any tree trunk.

#### B11. Illumination

a. The address number of the commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than eight inches in height and of a color contrasting with the background.

b. Aisles, passageways, recesses, and grounds contiguous to buildings shall provided lighting with sufficient wattage to provide adequate illumination for the safety and security of pedestrians using the site during the hours of darkness or diminished lighting. All lighting fixtures should be of a type and kind to resist breakage and other vandalism.

## DEVELOPMENT ENGINEERING

B12. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

B13. All new driveway(s) shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. Any existing driveway(s) shall be redesigned and reconstructed to meet current ADA and City requirements.

B15. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

B16. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

B17. Prior to the issuance of a Building Permit, the applicant shall pay a fair share contribution to the future traffic signal at the intersection of Campus Commons and University Avenue. The amount of the contribution shall be determined by the Development Engineering Division.

B18. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

## UTILITIES

B19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

B20. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). An on-site drainage study and shed map will need to be submitted to the Department of Utilities and approved prior to the issuance of any building permits. The design HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and/or approved by the Department of Utilities. This project is required to provide on-site drainage detention based on existing infrastructure capacity; projects within this shed area are required to detain 1600 cubic feet per acre.

B21. If this project disturbs greater than 1 acre of property, it will be required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and 6) signed

certification page by property owner or authorized representative.

#### CSD-1

B22. Connection or reconnection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

#### PARKS

B23. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$13,672. This is based on 29,721 sq. ft at the commercial office rate of \$0.46 per sq. ft. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

#### FIRE

B24. All turning radii for fire access shall be designed as 35' inside and 55' outside.

B25. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

B26. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (902.2.2.2)

B27. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

B28. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

B29. Provide a water flow test. (Make arrangements at the walk-in counter: 3rd Floor, 300 Richards Blvd. Sacramento, CA 95811)

B30. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

B31. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

B32. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999 square feet. Refer to City Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.

B33. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.

B34. 22' Vehicle gate shall be AC powered with Knox click to enter for fire access. Applicant can call 808-1300 for Knox information

#### ADVISORY COMMENTS:

The following advisory notes are informational in nature and are not a requirement of this Plan Review.

#### UTILITIES

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

2. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

#### CSD-1

3. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

#### SOLID WASTE

4. The City of Sacramento offers debris box service for Construction and Demolition (C&D) debris. Our contact for this service is Sherry Arnott at 808-4937. All of our C&D material is taken to the Sacramento Recycling and Transfer Station located at 8491 Fruitridge Road.

#### URBAN FORESTRY

5. The existing one story building at 910 University Avenue is set back 30' from the curb. The proposed new three story building wall along University Avenue appears to be set back 15' to 20' from the curb and has no step back above the first or second floor. A new structure approximately three times the height of the existing building and 10' to 15' closer to University Avenue will provide very poor canopy potential for trees SW of the building. The proposed building wall location and height will not accommodate trees with the canopy spread needed to provide shade for the roadway and pedestrians on University Avenue.

6. UFS comments from 12/12/07 indicate that Birch trees shown on the landscape plan are a poor choice for this site. "The preliminary landscape plan shows *Betula jacqueremontii* (Birch trees) along the edge of the building less than 10' from the foundation. Birch trees are generally short lived, susceptible to sunburn and borers and are likely to impact the building foundation if planted as shown. To reduce foundation conflict, create greater canopy potential and improve the pedestrian environment the sidewalk can be modified to create an 8' to 10' wide park strip planter containing four (4) *Ginkgo biloba* ('Autumn Gold', 'Golden Colonnade' or 'Magyar') at a spacing of thirty feet". (3 trees would probably fit better).

7. Planter opening next to the trash enclosure is not adequate for a large or medium canopy shade tree. Width of opening for the dumpster can be reduced by 2' to increase the planter width.

#### POLICE

12. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit

13. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.

14. No additional public telephone shall be installed on the premises.

15. All dumpsters must be kept locked

16. The applicant shall install bicycle security racks at the front of the business.

17. Sacramento Police Department shall be named as the enforcing agent for violation of 602k (pc). Signs

stating such shall be posted.

18. Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired degree of aesthetics. Landscaped areas should be planned for maximum growth while at the same time providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:

- a. Groundcover plants, including perennial and annual wildflowers, should be used within five feet (5') of the edge of walkways and areas requiring visual surveillance.
- b. Groundcover plants should not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.
- c. Shrubs should be placed five feet (5') from the edge of walkways requiring natural surveillance and should not be placed within five feet (5') of any fire hydrant or cluster-type postal receptacle.
- d. The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.
- e. Security-planting materials are recommended along property lines and under vulnerable windows throughout landscaped areas.
- f. Security-planting materials containing thorns or needles, or those dense in structure may exceed three feet (3') and should be used adjacent to perimeter walls, fences and other walls where desirable to discourage pedestrian cut-through-traffic.
- g. Landscaping rock such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently lend themselves for use as weapons and/or tools for the commission of crimes. When river-rock and other masonry materials are used, the material should be grouted to prevent removal by hand. River rock should be grouted so that only one-third (1/3) of the rock is exposed above ground
- h. Landscaping should not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from oncoming vehicles or pedestrians at driveways.
- i. Trees of an appropriate number, size and species are encouraged throughout landscaped areas and shall be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.
- j. The use of trees, maintained at a minimum distance of eight feet (8') from the lowest branch to the ground, may also be used in such areas to provide shade for pedestrians.
- k. Trees shall be placed so as not to inhibit the light pattern of electroliers.
- l. A minimum distance of fifteen (15) feet from the fixture shall be maintained when planting trees in order to meet required illumination levels.

#### 19. Misc. Security Measures

- m. One or more closed circuit television cameras shall be employed to monitor high-risk areas in case of robbery or other serious felony. Additional cameras should be considered to monitor other areas of the complex, such as other ground-floor entry doors, if access is not limited to the front entry after dark. Access into miscellaneous storage areas should be strictly controlled.
- n. As much care as possible shall be taken not to impair the view of the passing patrol units outside the business. Use of such restrictors, as potted plants, draperies, reflective window treatments, etc. should be closely monitored.
- o. The elevators in the complex shall be equipped with mirrors to allow persons to view the interior of the car before entering.
- p. Any vending machines installed on site should be positioned in such a location that they are visible to staff and shall be emptied of money daily and sign posted to indicate this provision.
- q. The applicant shall have the responsibility of assuring that the perimeter of the construction site is fenced during construction with security lighting and guard patrols employed as necessary. If the general contractor is assigned this responsibility, it shall be the applicant's responsibility to assure compliance.
- r. No video/arcade type games shall be installed or maintained on the premises.

#### 20. Building and Room Security Requirements

- a. All storage, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
- b. Entrance doors into individual retail stores / offices shall be secured with a single cylinder deadbolt lock with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and dead latch can be retracted by a single action of the inside doorknob.
- c. A 180-degree viewing device (or peephole) shall be installed in solid doors.
- d. Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- e. Exterior doors into all hallways and doors leading into stairwells shall have self locking (dead latch) devices allowing egress to the exterior of the building or stairwell but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.
- f. Exterior doors and doors leading into stairwells shall be equipped with self-closing devices.

#### 21. Numbering

- Each individual unit within the building shall display a prominent identification number not less than two to four inches in height, which is easily visible to pedestrian traffic on site. Numbering shall begin on the south side of the building and shall be in sequential order in a clockwise fashion.

#### 22. Interior Lighting

- Stairwell, hall, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.