

**Item No. 6**

**Supplemental Material**  
**For**  
**City of Sacramento**  
**Planning Commission**  
**Agenda Packet**

**For the Meeting of:** August 16<sup>th</sup>, 2012

X Revised Material

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**Project Name:** Progressive Insurance Plan Review (P12-019)

**Subject:**

Attached are the revised planning conditions of approval with the revisions shown in red line format for your consideration. The conditions were amended to eliminate redundancies, provide clarification, and correct spelling. Staff and the applicant are in agreement regarding the revised conditions.

**Conditions Of Approval-~~Revisions shown in red.~~**

A. The Plan Review of a proposed 21,119 square foot office building on approximately 5.6 acres in the Office (OB) zone is hereby approved subject to the following conditions:

**Planning:**

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise **(Exhibits A through I)**. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
3. All rooftop mechanical equipment shall be screened from view. All rooftop mechanical and communications equipment shall be completely screened from view from public streets and the adjacent properties when at grade level by the building parapet, and/or architectural projections that are integral to the building design.
4. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached.
5. ~~A specially stamped pedestrian pathway~~ **The ADA path of travel** providing connectivity from the building to the street as well as to Phase II of the development and as shown on the Site Plan site shall be provided. The path shall be delineated with striping. The Site and Landscape plans shall include the pathway.
6. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking areas and driveways.
7. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
8. Adequate spacing shall be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living drought tolerant groundcover within two years of installation. If groundcover is contraindicated beneath the trees a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to an average diameter of six feet around the base of each tree.

9. The project shall comply with the fifty percent shading requirement (Section 17.64.030(H) of the Zoning Code) for all parking and maneuvering areas, be fully automatically irrigated and landscape with a mix of at least six different (minimum 15 gallon size) tree types (genera), from the City's approved tree list, throughout the required shading area (staff recommends the landscaping plan include no more than 20 percent oak trees). ~~All planter soil surfaces shall be covered with living groundcover within two years of installation unless contraindicated by the Urban Forest staff.~~ All "finger planters" must maintain a minimum inside width dimension (without curb) of 6-feet, be fully automatically irrigated, and enclosed with 6" concrete curbing on all sides.
10. The owner/operator/owner's association shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and turf as needed if original landscaping dies;
11. All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30") except where climbing vines are indicated; and tree limbs shall be trimmed (at maturity) so that they hang no lower than six feet (6') above grade level at maturity.

**Fencing:**

12. The placement of walls, gates/openings, fencing and the vehicular access points shall conform to the site plan. Any modifications may require additional staff review and/or a Plan Review modification.

**Trash enclosures:**

13. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco that is compatible in color and texture to the buildings' facades;
14. The trash enclosures shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and the landscaping shall be automatically irrigated.

**Exterior Lighting:**

15. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
16. Lighting shall be designed so as not to produce hazardous and/or annoying glare to motorists and building occupants, adjacent residents, or the general public.

17. The height of pole mounted light fixtures shall not exceed 48' 24' in overall height.
18. Adequate overall exterior site lighting shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etcetera, from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant. On-site lighting shall be shielded from adjacent parcels and the street so the on-site illumination will not shine on to, or impact the adjacent residential properties or the street.

**Parking:**

19. A minimum of 53 parking spaces and a maximum of 77 parking spaces (including ADA spaces) shall be provided onsite.
20. A minimum maneuvering distance of 24 feet shall be provided throughout the parking lot except the fenced vehicle holding enclosure.
- ~~21. Parking design shall be provided as required by the Zoning Ordinance. A minimum of 53 parking spaces shall be provided, including the required number of ADA accessible spaces.~~
22. Prior to the issuance of the Certificate of Occupancy, the applicant shall revise include on the Site and Landscaping improvement plans ~~to include~~ three bicycle parking spaces and submit the revised plans to the planning director for review and approval. Two (50 percent) of the spaces must be Class I and one shall be either Class I, II, or III. The bicycle parking spaces shall be placed in secure, well lit areas near building entrances and shall be installed prior to the issuance of the Certificate of Occupancy for the building by which the parking spaces will be added.