



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

December 2, 1991

SPECIAL PERMIT MODIFICATION
(P91-318)

APPLICATION: Planning Director's Special Permit Modification to add a second entrance for the conversion of general office space to a dental office on 0.97± developed acres in the Office Building - Review (Planned Unit Development) (OB-R{PUD}) zone.

LOCATION: 925 Secret River Drive
APN: 031-0430-007

SUMMARY: The applicant is requesting a modification to add a second entrance to the existing office building. The office is being converted from a general office to a dental office.

BACKGROUND INFORMATION: The subject site is located within the Lakecrest Village Planned Unit Development. The building currently contains 12,000 square feet of general office space. The applicant is proposing to modify the special permit to add a second entrance for the conversion of 4,000 square feet to a dental office.

ANALYSIS: Staff has no objection to the addition of a second entrance for the building. The proposed design is compatible with the existing design of the building. The proposal includes the addition of two brick columns and a glass entrance. The site currently contains 53 parking stalls. The additional parking required by the medical office brings the total required parking to 52 spaces. Staff has no objection to the proposed special permit modification. The design is compatible and adequate parking is provided.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to add a second entrance to the

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existing building subject to conditions and based upon findings of fact which follow.

Conditions

1. The entrance shall be developed as indicated on the submitted plans.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the conversion to medical office is compatible with the surrounding general and medical office development.
2. The project, as conditioned, will not be detrimental to the public welfare in that adequate parking is provided on site.
3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices and the Pocket Community Plan which designates the site Business/Professional Offices.

Report Prepared By:

Cindy Gnos
Cindy Gnos, Associate Planner

12-2-91
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

12-5-91
Date