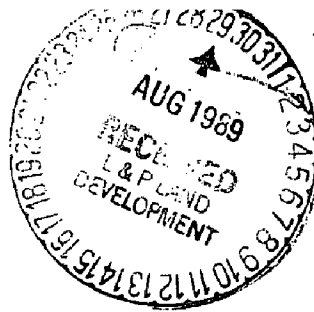


RECEIVED

AUG 23 1989



FILE COPY
DHA
# 3 LEFT
Review & Initial
GREG
To: Initial
CLIENT
BOB
FILE

**FORRAN WILLIAMS ARCHITECTS**

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

SPECIAL PERMIT MODIFICATION

(P88-311)

*File*

August 15, 1989

Application: Modification of a Special Permit to:

1. Allow parking in the setback area and revise the parking configuration and planter
2. Waive a portion of the required 6' masonry wall on the west and south property lines
3. Expand the existing office with an additional 1,500 square feet

Location: South side of Pocket Road, 70+ feet west of Greenhaven Drive

Background Information:

On September 8, 1988, the City Planning Commission approved a Special Permit to develop 18,000 square feet of office with 47 on-site parking spaces. The proposed modification is part of the Dutra Office Complex and two new office buildings in the LPPT-PUD (aka Riverlake).

Project Evaluation:

The applicant is requesting a modification of Special Permit (P88-311) in order to waive a portion of the required masonry wall, modify the planter and parking configuration, and locate parking in the setback, and add an additional 1,500 square feet of office to an existing office building. Staff has determined that modification of Special Permit (P88-311) is required. Staff also required the applicant to obtain letters of approval from adjacent property owners regarding additional square footage to the rear of Dutra House and approval of the material for the required wall on the western property line. Letters of approval have been submitted.

Staff met with the applicant and agreed to allow two parking spaces in the required 60 foot setback area. The site plan, however, indicates only one handicap space within the setback area on the east side of the eastern driveway. Staff felt that one or two parking spaces located in the setback would not adversely impact the project site or the landscaping along Pocket Road.

The revised planter and parking configuration in the southeast corner of the site is acceptable to staff. The original approved site plan and the revised site plan indicate the same number of parking spaces with a planter designation. This revision is a minor change.

The Zoning Ordinance requires that a 6 foot high solid masonry wall be constructed between residential and nonresidential uses. The applicant is requesting a waiver of the wall on part of the south and west property lines. Residential zoning is located on the east, west, and south sides of the subject site. Staff is not opposed to the waiver of the wall since an existing wooden fence, which is a good design and is in excellent condition located on the property line, is compatible with the proposed office complex and with the surrounding residential uses. The adjacent neighbors are not opposed to the wall waiver.

The applicant is proposing to reduce the size and square footage of one of the newly proposed office buildings and construct a 1,500 square foot addition onto the Dutra House complex. The purpose of the addition is to allow access between the two existing Dutra House buildings. Staff is not opposed to this modification. The additional office square footage will not impact parking on the subject site. The site indicates a total of 51 parking spaces. Staff has determined that with the special permit modification, a total of 48 spaces are required; therefore, sufficient parking will be available.

Staff Recommendation:

The requests are minor modifications to the original special permit. Staff recommends approval of the special permit modification, subject to the following conditions and findings of fact:

1. The applicant shall construct a 6 foot masonry wall along the east and a portion of the south property lines. (See attached site plan.)
2. The applicant shall be subject to the conditions of the original special permit. (See attached original staff report with conditions.)

Findings of Fact

1. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that:
  - a. adequate landscaping fronting on Pocket Road will be provided
  - b. sufficient parking is available and the revised parking configuration will not impact the site plan

- c. a 6 foot decorative masonry wall along the eastern and a portion of the southern property lines will be provided
- 2. The office complex addition is compatible with the original special permit approval and the surrounding residential uses and the addition will not significantly impact the project site.

Report Prepared By:

Bridgette Williams - Stewart  
Bridgette Williams, Assistant Planner

8-21-89  
Date

Recommendation Approved By:

Marty Van Duyn  
Marty Van Duyn, Planning Director

8-21-89  
Date