

APPLICATION: Special Permit (P-5649) pursuant to City PUD regulations (Ordinance No. 2550-4th Series, as amended)

LOCATION: Northeast side of Scripps Drive, east of Fullerton Court

APPLICANT'S PROPOSAL: Applicant requests a Special Permit to develop a three-story office building in the "OB" office building zone with 98 off-street parking spaces.

PROJECT INFORMATION: The subject 1.26 acre site is a portion of the Campus Commons PUD area and is located adjacent to undeveloped land on the west; and a recently approved dental office building on the east; land to the north is developed with the Dante Club. The subject site is located on the end of a cul-de-sac which extends northerly from Scripps Drive.

A three-story office building of 29,250 sq. ft. of gross floor area is proposed with approximately 1/3 of the ground level (4,725 sq. ft.) available for covered parking stalls. The site plan indicates a total of 98 parking stalls of which 16 are located in the building (73 spaces are required by Ordinance). The stairs which are located to the rear of the building project five feet into the fifteen foot rear yard area. Zoning Ordinance permits a four foot projection.

The exterior of the building consists of slumpstone, stucco, and redwood panels; the roof consists of terra cotto tile.

STAFF COMMENTS: Should the Commission give favorable consideration to the Special Permit, it is suggested the following conditions be made a part of such approval:

1. This Special Permit be issued under provisions of PUD regulations (Ordinance No. 2550-4th Series, Section 8, as amended) and is subject to compliance with all conditions of this report. This permit shall be null and void if any of these conditions are not satisfied.
2. The applicant resolve all matters relating to public water, sanitary sewer, storm drainage, fire fighting equipment access, fire hydrant location, and waste water removal to the satisfaction of the appropriate public agencies.
3. Detailed building and site development plans, particularly related to building location and landscaping, must be reviewed and approved by the Planning Staff prior to application for construction permits.
4. Signs are not approved as a part of this Special Permit, but shall require a separate application and review.
5. No final inspection or permit to occupy or use the premises shall be authorized for this project prior to inspection by the Planning Staff to verify that all conditions of this permit have been satisfied.

(over)

APPL. NAME	<u>Neil Reisman</u>	ADDRESS	<u>1530 Fulton Ave., Sacramento, CA</u>
OWNERS NAME	<u>John Berg</u>	ADDRESS	<u>2800 Ashbourne Dr., Sacramento, CA</u>
APPLICATION No:	<u>REZONING</u>	<u>S.PP-5649</u>	VARIANCE <u> </u> OTHER <u> </u>
<input type="checkbox"/> E.I.R. PROJECT EXEMPT	<input type="checkbox"/> NEG. DEC. RECOMMENDED	<input checked="" type="checkbox"/> X	<input type="checkbox"/> E.I.R. RECOMMENDED
CURRENT ZONING	<u>"OB"</u>	PROPOSED	<u> </u>
APPLICATION DATE	<u>10-3-73</u>	ITEM No.	<u>13</u>