CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER L & P/Pacific Teichert, 6355 Riverside Boulevard, Ste. C, Sacto, CA 95831
PLANS BY Donald Joseph Co., 2210 16th Street, Sacramento, CA 95818
FILING DATE 7/15/88 ENVIR. DET. Neg. Dec. 8/25/88 REPORT BY JP:pe
ASSESSOR'S PCL. NO. 031-0480-001; 031-1210-002

APPLICATION: A. Negative Declaration

B. Amend General Plan for 1.85± acres from Low Density Residential (4-15 du/na) to Community/Neighborhood Commercial and offices.

C. Amend Pocket Community Plan for 1.85± acres from Low Density Residential (-15 du/na and 3-6 du/na) to Business/Professional Offices

D. Rezone 1.85± acres from R-1A and R-1A PUD to OB-PUD.

E. Special Permit to develop 18,000± sq. ft. office complex in the OB-PUD zone and LPPT-PUD.

F. Amend LPPT-PUD schematic plan to designate site for office use and include eastern parcel in PUD.

G. Amend LPPT-PUD Development Guidelines to add references to office building use in the LPPT-PUD

H. Lot Line Adjustment

LOCATION: Southside of Pocket Road, 70± ft. west of Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop an 18,000± square foot office complex consisting of the Dutra House and two new buildings in the LPPT-PUD (aka Riverlake)

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community Plan Designation:	Low Density Residential (7-15 du/na and 3-6 du/na)
Existing Zoning of Site:	R-1A and R-1A PUD
Existing Land Use of Site:	Vacant and Dutra House

Surrounding Land Use and Zoning:
North: Vacant: R-1A PUD, C-1 PUD
South: Single Family: R-1 PUD
East: Vacant and Single Family: R-1 and R-1A
West: Vacant: R-1A PUD

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APPLC. NO. P88-311 MEETING DATE September 8, 1988 ITEM NO. 15

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Parking Required:	44 Parking Ratio: 1 space per 400 sq. ft.
Parking Provided:	47
Property Dimensions:	Irregular
Property Area:	1.85± acres
Square Footage of Building:	10,320± sq. ft. Eastern Office
	5,000± sq. ft. Western Office
	2,200± Dutra House
	17,520± sq. ft. TOTAL
Exterior Building Materials:	Wood
Roof Material:	Composition Shingle

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of a 1.3± acre portion of parcel APN 031-1210-002 which is part of the LPPT-Planned Unit Development (Site 21) and Parcel APN 031-0480-001 which is outside of the PUD area. The total acreage for the subject site is 1.85± acres. The eastern portion is zoned Single Family Alternative (R-1A) Zone and is vacant. The western portion is zoned R-1A-PUD and the Dutra House, a rehabilitated italianate structure, is located on the site. The Dutra House is currently used as a subdivision sales office for the Riverlake Development (P87-022). Surrounding land uses are: vacant land designated for single family alternative-townhouse (R-1A-PUD) and retail commercial (C-1-PUD) to the north; single family residential (R-1 and R-1A) to the south and east; and vacant land approved for cluster homes (R-1A-PUD) to the west. The General Plan and the Pocket Community Plan both designate the site for Low Density Residential use. The LPPT-PUD Schematic Plan designates the western portion of the site for townhouse use.

B. Proposed Land Use

The applicant is requesting the necessary entitlements to construct a 18,000± square foot office complex on the subject site. The existing 2,200± square foot Dutra House would be converted to office use and two new office buildings would be constructed. The eastern office building is proposed to be 10,320± square feet while the western building is proposed to be 5,000± square feet. The owner of the property has indicated that he intends to move the corporate offices of L & P Land and Development to the site at this time.

C. Site Plan Design

The original PUD approval indicated that on Site 21 a 40 to 50 foot wide linear parkway would be created along Pocket Road in conjunction with future residential development. The linear parkway was included as part of the developer's Parkland Dedication. An additional 20 feet of curb, gutter and meandering sidewalk and landscaping would occur within the public right-of-way adjacent to Pocket Road. This landscaping along the western portion of the subject site and in the public right-of-way has been completed. The applicant

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is not required to continue the linear parkway concept but has attempted to keep a similar landscaped building setback which will be compatible with the existing setback. This setback appears to be adequate; however, a landscape plan for the site should be submitted for Planning Director review and approval prior to issuance of building permits.

A 15 foot rear yard setback and a five foot sideyard setback is required in the office building zone. The applicant will need to redesign a portion of the western office building to meet this setback requirement. Staff also recommends that the landscape plan indicate evergreen trees and shrubs in these setback areas between the single family residences and proposed office buildings.

The three office buildings presently total 17,520± square feet, requiring 44 parking spaces. Forty-seven (47) spaces are indicated on the site plan which is a sufficient number for the proposed use. The applicant should be aware that medical offices are calculated at a higher parking ratio (1 space per 200 square feet) and that the owner of the property should determine whether or not adequate parking is available prior to leasing any portion of the buildings for medical office use.

The zoning Ordinance requires that a six foot high solid wall be constructed between residential and non-residential uses. The submitted site plan indicates a masonry wall along the east and a portion of the south property lines; however, the revised site plan should indicate the wall along the remainder of the south property line and the west property line. Staff recommends that this wall incorporate a decorative element.

D. Building Design

The existing Dutra House is constructed out of wood lap siding with a composition shingle roof. The applicant has designed the two new office buildings on the subject site to be similar in design and materials with the Dutra House and the approved cluster homes to the west. The two new buildings have also been set at angles to minimize the impact of the buildings on surrounding residential uses. Staff finds that the proposed plans should be compatible with existing and future residential land uses in the area.

E. LPPT-PUD Development Guidelines and Schematic Plan Amendments

Presently the LPPT-PUD Development Guidelines and Schematic Plan do not permit office uses, other than those offices connected with other land uses, in the PUD area. Staff has prepared amendments to the guidelines and schematic plan which are appropriate if the applicants request to develop an office complex on the subject site is approved. (Exhibits C and D)

F. Lot Line Adjustment

The applicant is requesting a lot line adjustment to relocate the common property line to the west in order to create the subject site. The proposed

adjustment has been reviewed by the City Engineering, Transportation, Planning and Real Estate Divisions. There were no objections to the lot line adjustment request.

G. Conclusion

Planning staff finds the proposed office complex to be an acceptable land use for the site. The site is located on a major street (Pocket Road) and near the intersection of two major streets (Pocket Road and Greenhaven Drive). Surrounding land uses are commercial, multiple family and single family, and the proposed office use will provide a transition between the commercial and residential uses. Adequate setbacks, landscaping, and a solid wall will separate the office complex from adjacent residential uses. The new office buildings are also set at an angle on the site and designed to compliment the existing Dutra House. These design features will minimize the impacts of the office use on the adjacent residences. Staff, therefore, recommends approval of the requested entitlements for the office complex use.

ENVIRONMENTAL DETERMINATION: The City Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

A. Ratify the Negative Declaration

B. Recommend approval of the General Plan Amendment for 1.85± acres from Low Density Residential (4-15 du/na) to Community/Neighborhood Commercial and Offices and forward to City Council.

C. Recommend approval of the Pocket Community Plan Amendment for 1.85± acres from Low Density Residential (7-15 du/na and 3-6 du/na) to Business/Professional Offices and forward to City Council.

D. Recommend approval of the Rezoning of 1.85± acres from R-1A and R-1A PUD to OB-PUD and forward to City Council.

E. Approve the Special Permit to develop an 18,000± square foot office complex, subject to conditions and based upon findings of fact which follow.

F. Recommend approval of the LPPT-PUD Schematic Plan Amendment to designate the subject site for office use and include the eastern parcel in the PUD as shown in Exhibit C and forward to City Council.

G. Approve the LPPT-PUD Development Guidelines amendment to add references to office building use in the LPPT-PUD as shown in Exhibit D.

H. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. Landscape, shading and irrigation plans for the subject site shall be submitted for Planing Director review and approval prior to issuance of building permits. The landscape plan shall indicate landscaping along the eastern portion of Pocket Road which is compatible with the existing Pocket Road linear parkway and evergreen trees and shrubs adjacent to the east, west and south property lines.

2. The office building shall comply with all required side and rear yard building setbacks.

3. A six foot high decorative solid wall shall be provided adjacent to the south, east and west property lines. The design and materials of the wall shall be subject to Planning Director review and approval.

4. Revised elevations indicating proposed building materials and colors shall be subject to Planning Director review and approval prior to issuance of building permits. No additional windows shall be added to the buildings unless reviewed and approved by the Planning Director.

5. The project shall comply with all applicable regulations of the LPPT-PUD Guidelines.

6. Prior to approval of the final inspection of the project by the City Building Division the Planning Director shall inspect the project for compliance with all conditions of the Special Permit.

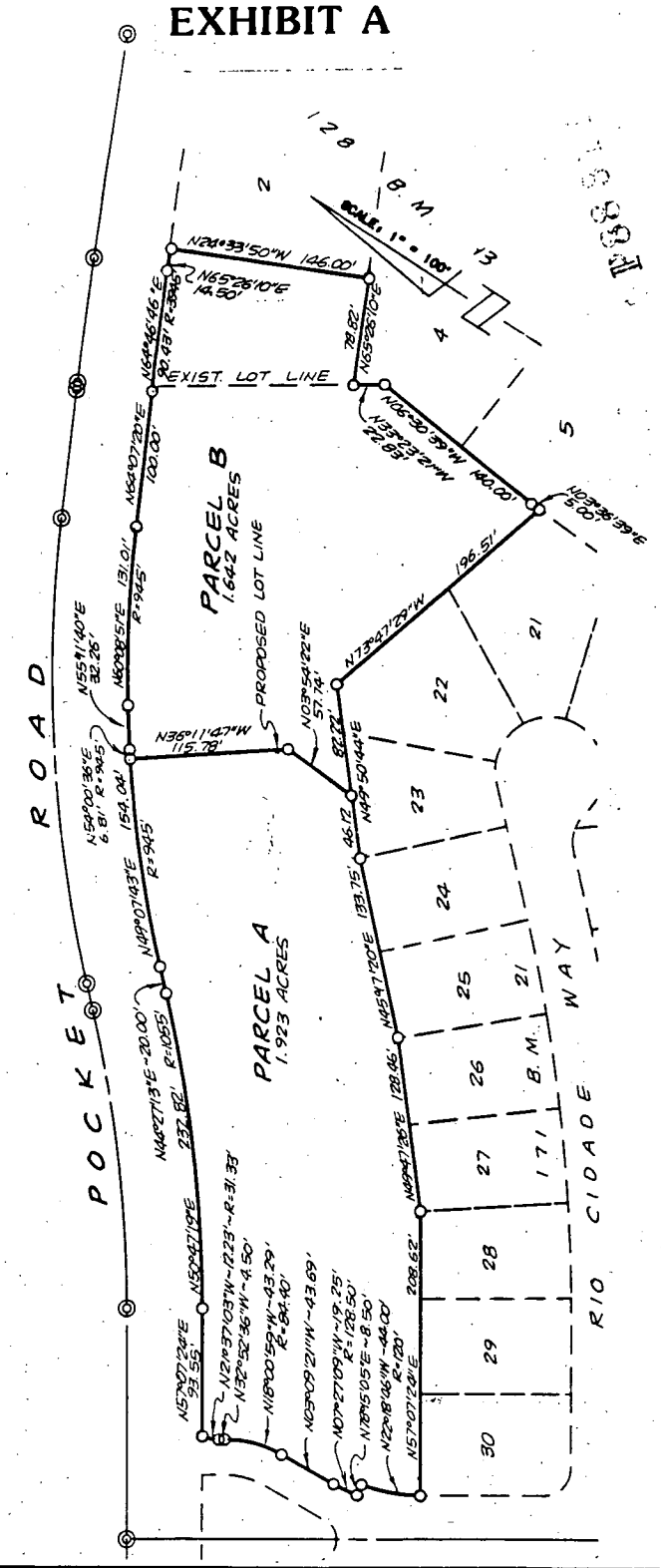
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office complex will be compatible with existing and future single family, multiple family and commercial development in the surrounding area.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of nuisance in that adequate parking, setbacks and landscaping will be provided.

3. The office complex project is compatible with the proposed amendments to the General Plan and Pocket Community Plan which propose to designate the site to Community/Neighborhood Commercial and office and to Business/Professional Offices.

EXHIBIT A



JOB NO. 5264-134	TITLE: LOT LINE ADJUSTMENT - LOT 1, 128 B.M. 13 & LOT B, 171 B.M. 21
DATE: 7/88	
F.B. ___ PAGE: ___	
SCALE: 1" = 100'	CLIENT: L & P / PACIFIC TEICHERT
DRAWN BY: CASTRO	
CHECKED BY: C.K.	
REVISION	SCALE IN INCHES

THE SPINK CORPORATION
ENGINEERS • PLANNERS • SURVEYORS

CODE: PKT-19 DR. NO. H-6328

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EXHIBIT B

5264-134-2

PROPOSED PARCELS

PARCEL A:

All that portion of Lot B, as shown on "Dutra Bend at Riverlake", the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 171 of Maps, Map No. 21, described as follows:

Beginning at the most Southerly corner of said Lot B; thence from said point of beginning along the boundary of said Lot B; the following eleven (11) courses: (1) curving to the right on an arc of 120.00 feet radius, said arc being subtended by a chord bearing North 22° 18' 46" West 44.00 feet, (2) South 78° 15' 05" West 8.50 feet, (3) curving to the right on an arc of 128.50 feet radius, said arc being sutended by a chord bearing North 07° 27' 09" West 19.25 feet, (4) North 03° 09' 21" West 43.69 feet, (5) curving to the left on an arc of 84.40 feet radius, said arc being subtended by a chord bearing North 18° 00' 59" West 43.29 feet; (6) North 32° 52' 36" West 4.50 feet, (7) curving to the right on an arc of 31.33 feet radius, said arc being subtended by a chord bearing North 21° 37' 03" West 12.23 feet, (8) North 57° 07' 24" East 93.55 feet, (9) curving to the left on an arc of 1055.00 feet radius, said arc being subtended by a chord bearing North 50° 47' 19" East 232.82 feet; (10) North 44° 27' 13" East 20.00 feet and (11) curving to the right on an arc of 945.00 feet radius, said arc being subtended by a chord bearing North 49° 07' 43" East 154.04 feet; thence South 36° 11' 47" East 115.78 feet; thence South 03° 54' 22" West 57.74 feet to the Southeasterly boundary of said Lot B; thence along said Southeasterly line of the following four (4) courses: (1) South 49° 50' 44" West 46.12 feet, (2) South 45° 17' 20" West 133.75 feet, (3) South 49° 47' 26" West 128.46 feet and (4) South 57° 07' 24" West 208.62 feet to the point of beginning, containing 1.923 acres, more or less.

PARCEL B:

Lot 1, as shown on "Parkway Oaks Unit No. 1", the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 128 of Maps, Map No. 13, and all that portion of Lot B, as shown on "Dutra Bend at Riverlake", the Official plat of which is recorded in the office of said Recorder in Book 171 of Maps, Map No. 21, described as follows:

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Beginning at the most Southerly corner of said Lot 1; thence from said point of beginning along the boundary of said Lot 1 and the boundary of said Lot B the following eight (8) courses: (1) North 65° 26' 10" East 78.82 feet, (2) North 24° 33' 50" West 146.00 feet (3) South 65° 26' 10" West 14.50 feet, (4) curving to the left on an arc of 3,945.00 feet radius, said arc being subtended by a chord bearing South 64° 46' 46" West 90.43 feet, (5) South 64° 07' 20" West 100.00 feet, (6) curving to the left on an arc of 945.00 feet radius, said arc being subtended by a chord bearing South 60°08' 51" West 131.01 feet, (7) South 55° 11' 40" West 32.26 feet and(8) curving to the left on an arc of 945.00 feet radius, said arc being subtended by a chord bearing South 54° 0' 36" West 6.81 feet; thence South 36° 11' 47" East 115.78 feet; thence South 03° 54' 22" West 57.74 feet to the boundary of said Lot B; thence along the boundary of said Lot B the following five (5) courses: (1) North 49° 50' 44" East 82.22 feet, (2) South 73° 47' 29" East 196.51 feet, (3) North 03° 36' 39" East 5.00 feet, (4) North 06° 30' 39" East 140.00 feet and (5) North 33° 23' 21" West 22.83 feet to the point of beginning, containing 1.642 acres, more or less.

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THE SPINK CORPORATION

CHECKED:		DATE
TYPING		
TRAVERSE	CW	7/15/88
MAP		

DELIVERED TO:

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

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EXHIBIT D

LPPT-PUD DEVELOPMENT GUIDELINES AMENDMENTS

Amend Section B-2 as follows:

2. Commercial and Recreational Uses: Includes a specialty commercial center (Site 14), a daycare center (Site 19), a private recreation center (Site 13) and a private artificial lake (Sites 25 and 26). ~~A civic use facility is also intended for a portion of Site 21 if the existing italianate - style residential structure on the site can be adequately rehabilitated.~~ Permitted uses on Site 14 shall be those uses normal allowed in the Limited Commercial (C-1) zone with the following exceptions:

   No self service volume oriented restaurants allows;
   No convenience markets allowed:
   Height limit of one story on all buildings;
   No drive-up window service

The intent of the commercial recreational sites is to provide services for the immediate residential uses.

Add Section B-3 as follows:

3. *Office Uses: The eastern portion of Site 21 including the existing italianate - style structure on the site.*

Amend Section E and E-2 as follows:

E. BUILDING STANDARDS - SPECIALTY COMMERCIAL (SITE 14) DAY CARE CENTER (SITE 19) RECREATION CENTER (SITE 13) *and office buildings in the OB Zone.*

1. Building Setback: Minimum 25-foot street setback for all buildings shall be provided.

2. Building Height: The building height shall be limited to one story in height (maximum of 35 feet). *Office buildings located in the OB Zone shall be limited to two stories in height (maximum of 35 feet).*

Amend Section E-10 as follows:

a. *Specialty Commercial, Day Care Center and Recreation Center Signs.*

Attached Signs: For each occupancy one attached sign indicating only the name and nature of the occupancy. The total area for all such signs shall not exceed one square foot of sign area for each front foot of building occupancy.

Attached signs shall not exceed the following specifications:

- The horizontal dimension of signs shall not exceed 50 percent of the building frontage nor be greater than 25 feet, whichever is less.

- The total area of any one sign shall be no greater than 10 percent of the total area of the building face to which it is attached or 100 square feet, whichever is less.

Detached Signs: One detached sign is allowed for each street frontage per parcel. All detached signs shall be monument signs and shall not exceed six feet in height. *All signs shall be located ten feet from any property line and five (5) feet from any driveway to provide a clear vision area.*

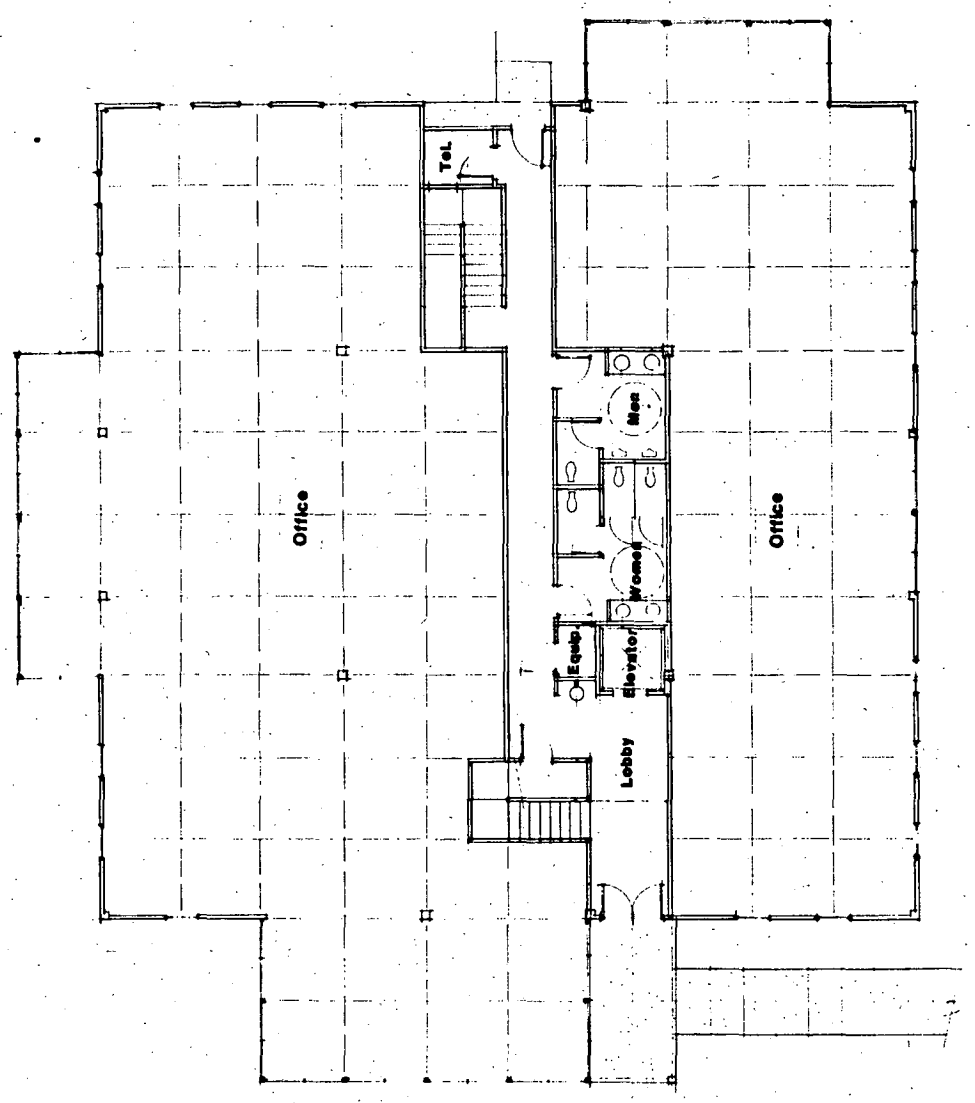
b. *Office Building Zone*

One sign per parcel is permitted. Maximum sign area is 16 square feet. The sign wording may consist of the building name and/or logo, or a company name and/or logo. The sign shall not, in any manner, identify a specific product(s) to be sold on the site. The sign may either be attached or detached. Specific requirements are:

- *Attached Sign: Shall consist of individual letters and/or logo. Sign shall be placed flat against the building or designed as an architectural feature thereof. No height limit is specified for an attached sign as long as all other provisions of the LPPT-PUD Guidelines and City Sign Ordinance are complied with. Illumination of the attached sign is subject to Planning Director approval who will determine whether or not the sign, if illuminated, would have a detrimental effect on surrounding residential uses.*

- *Detached Sign: Shall be a monument sign. Maximum height permitted is six (6) feet. The sign shall be located ten feet from any property line and five (5) feet from any driveway to provide a clear vision area. The monument sign may be internally illuminated to create a halo back-lighted effect, indirectly illuminated or non-illuminated.*

EXHIBIT F



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED OFFICE BUILDING, SQUARE FOOTAGE GROUND FLOOR: 6345 GROSS

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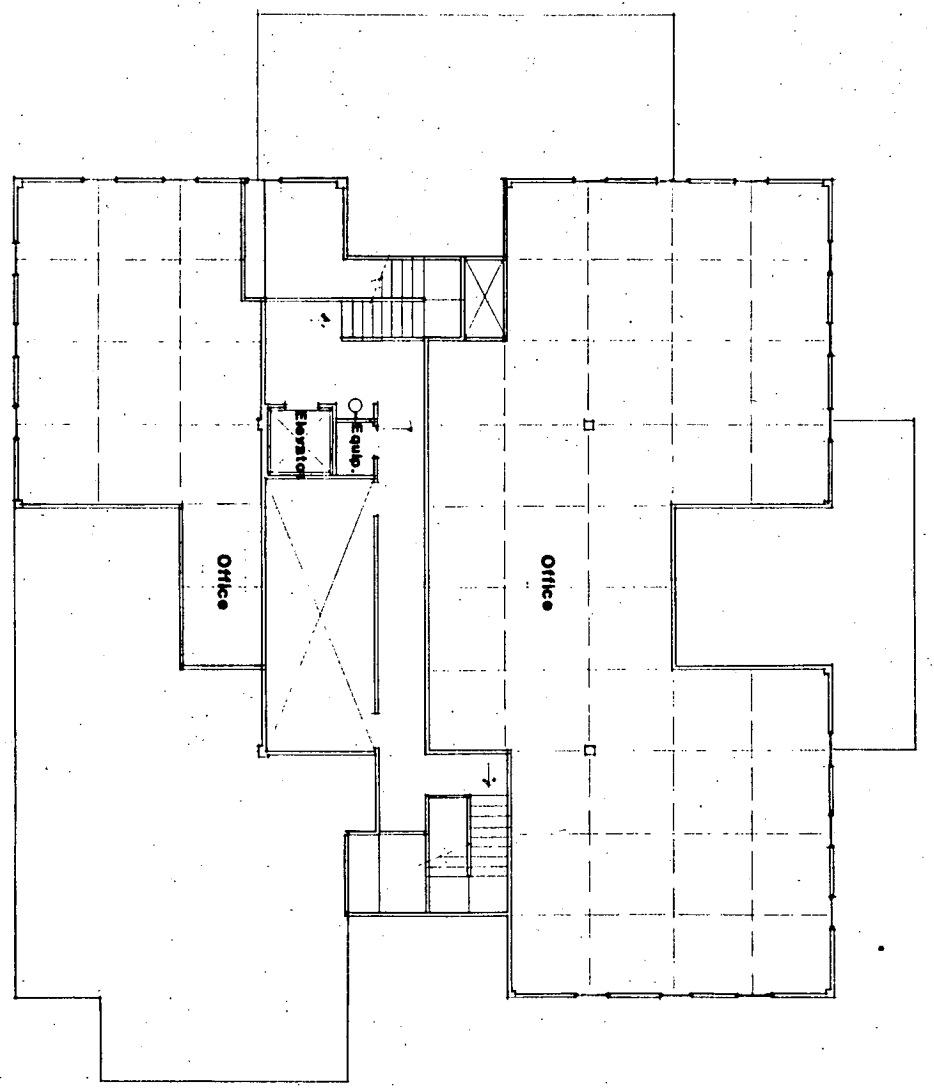

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED OFFICE BUILDING SQUARE FOOTAGE SECOND FLOOR: 3775 GROSS

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EXHIBIT G

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NORTH ELEVATION

SCALE 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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EXHIBIT H

DUTRA HOUSE OFFICE COMPLEX

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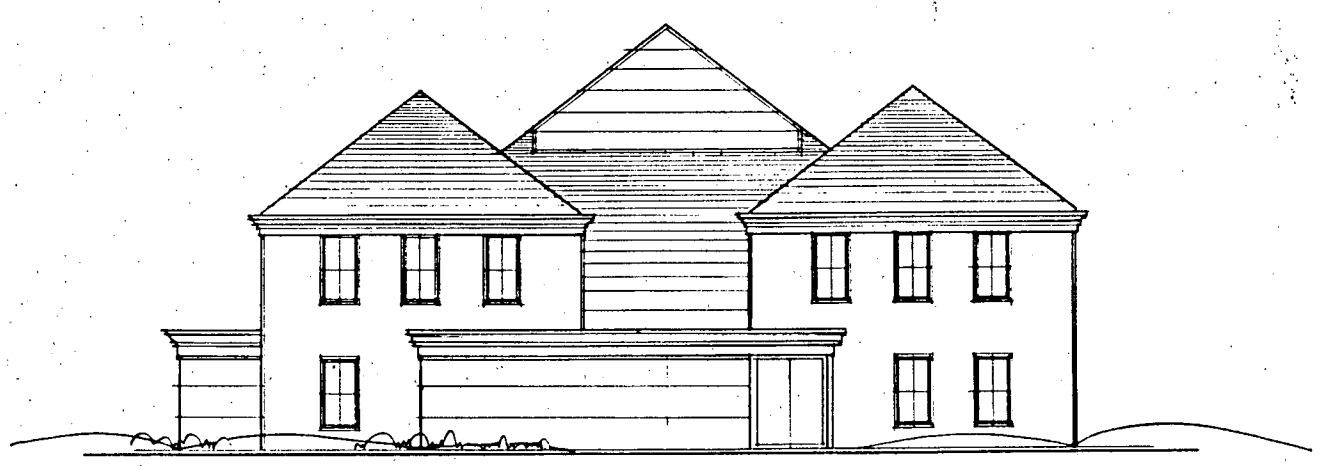
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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EXHIBIT I

DUTRA HOUSE OFFICE COMPLEX

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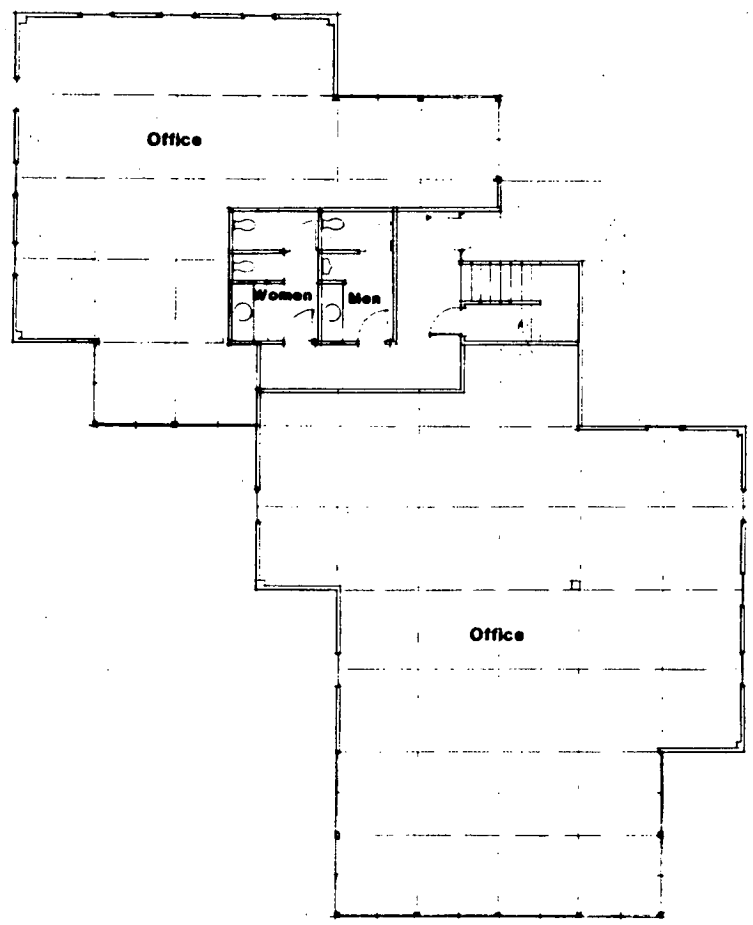

GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED OFFICE BUILDING SQUARE FOOTAGE GROUND FLOOR: 3300 GROSS

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EXHIBIT J

DUTRA HOUSE OFFICE COMPLEX

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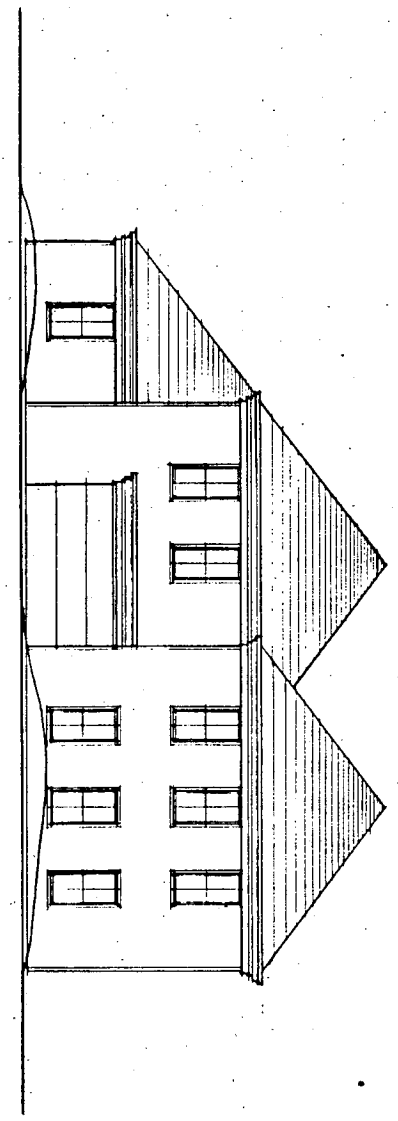

NORTH ELEVATION

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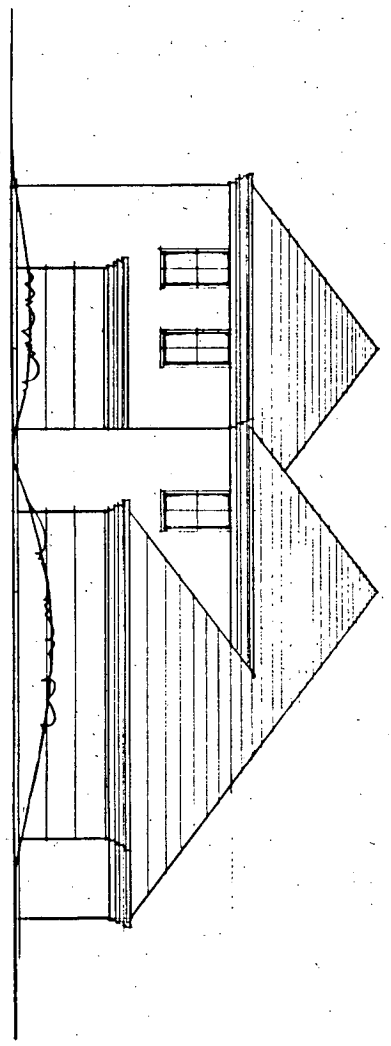

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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EXHIBIT K

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EXHIBIT 7

EAST ELEVATION

SCALE: 1/8"=1'-0"

WEST ELEVATION

SCALE: 1/8"=1'-0"

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DUTRA HOUSE OFFICE COMPLEX

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