

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> J & P - Pacific/Teichert, 6355 Riverside Boulevard #C, Sacramento, CA 95831
<b>OWNER</b> J & P - Pacific/Teichert, 6355 Riverside Boulevard #C, Sacramento, CA 95831
<b>PLANS BY</b> Ferrar Williams Architects, 1418 20th Street, Sacramento, CA 95814
<b>FILING DATE</b> _____ <b>ENVIR. DET.</b> Negative Declaration 11/19/90 <b>REPORT BY</b> DTH
<b>ASSESSOR'S PCL. NO.</b> 031-1030-021-0000

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit Time Extension of a Special Permit which was approved 10/13/88 in order to develop an office complex which exceeds 40,000 square feet in the Office Building (OB) zone on 3.1 ± vacant acres in the OB-PUD zone.
  - C. Special Permit Time Extension of a Special Permit which was approved 10/13/88 in order to develop a 45,000 ± square foot office complex in the LPPT - Planned Unit Development (PUD).
  - D. Variance to reduce the required 15' rear yard setback to zero in the OB-PUD zone.

**LOCATION:** West side Lake Front Drive, 700 ± ft. south of Rush River Drive  
(Parcel 13 of Riverlake)

**PROPOSAL:** The applicant is requesting the necessary entitlements to extend the time on a previous Planning Commission Special Permit and to obtain a new Variance (the previous Variance expired on 10/13/89) in order to construct a 45,000 ± sq. ft. office complex on Site 13 in the LPPT-PUD (aka Riverlake).

**PROJECT INFORMATION:**

General Plan Designation:	Community Neighborhood Commercial/Office
Pocket Community	
Plan Designation:	Business/Professional Offices
Existing Zoning of Site:	Office Building Planned Unit Development (OB-PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-3 (PUD)	Front:	25'	25'
South: Vacant; R-1A (PUD)	Side (int.):	5'	20'
East: Vacant; R-1A (PUD)	Rear:	15'	0'
West: Lake, Marina/picnic area; A & R-1 (PUD)			

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Parking Required:	113 Spaces
Parking Ratio Required:	Office, 1 space per 400 sq. ft.
Parking Provided:	131 Spaces
Property Dimensions:	Irregular
Property Area:	3.1± acres
Exterior Building Materials:	Wood clapboard and tinted glass
Roof Material:	Concrete tile roof

**Height and Square Footage of Buildings:**

Building A:	2 story, 15,385 sq. ft.
Building B:	2 story, 14,091 sq. ft.
Building C:	1 story, 2,455 sq. ft.
Building D:	<u>2 story, 13,069 sq. ft.</u>
Total -	45,000 sq. ft.

**BACKGROUND INFORMATION:** On July 15, 1988 an application (P88-308) was submitted to allow the development of a 45,000± square foot office development which would consist of four separate buildings. On October 13, 1988 by a vote of 6 ayes and 3 absent the Planning Commission approved the necessary Special Permits and Variances and recommended approval to the City Council of the Plan Amendments and Rezone. On November 29, 1988 the City Council approved the Plan Amendments and the Rezone of the site.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 3.1± vacant acres located in the Office Building Planned Unit Development (OB-PUD) zone. The site is designated for Community Neighborhood Commercial/Office by the General Plan and for Business/Professional Offices by the Pocket Community Plan. Surrounding land uses and zoning include a lake and vacant land to the north zoned Agricultural (A) and Multiple Family (R-3 PUD); the lake and single family residences zoned Agricultural (A-PUD) and Standard Single Family (R-1-PUD) to the east; single family and vacant land zoned Single Family Alternative (R-1A-PUD) to the south; and single family, vacant land and multiple family uses zoned Single Family Alternative (R-1A-PUD) and Multiple Family (R-2B-PUD) to the west.

**B. Applicant's Proposal**

The applicant is requesting a two Special Permit Time Extensions and a Variance in order to develop a 45,000± square foot office development on the subject site. The applicant is requesting a one year time extension on the previously approved Special Permits in order to allow more time for the construction the project. As a Variance is only valid for one year from the date of approval the applicant is also requesting a new approval on the previously approved variance which expired on October 13, 1988.

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**C. Staff Analysis**

Staff has reviewed the applicant's request and has no objections with the requested time extensions and variance in that the applicant has not changed the project since the original approval by the City Planning Commission on October 13, 1988 or the City Council's approval on November 29, 1988. The applicant should be aware that this approval will be valid for one additional year and at the end of that time if a building permit has not been obtained and construction started the approvals will expire and all new entitlements will need to be obtained.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1, of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

Non-compliance with, or deletion of any of the mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit Time Extension to develop an office complex which exceeds 40,000 square feet in the Office Building (OB) zone on 3.1± vacant acres in the OB-PUD zone subject to conditions and based upon findings of fact which follow.
- C. Approve the Special Permit Time Extension to develop a 45,000± square foot office complex in the LPPT - Planned Unit Development (PUD) subject to conditions and based upon findings of fact which follow.

**Conditions**

1. Landscape, shading and irrigation plans for the subject site shall be submitted for Planning Director review and approval prior to issuance of building permits;
2. An office tenant shall be limited to leasing a maximum of 7,500 square feet at the 45,000 square foot office complex. \*This condition shall be construed to treat subtenants as tenants so that, for example, if the owners sign a lease with a tenant which operates an executive office service and which subleases small suites, each sublease would be considered to be a separate lease and the condition would not be breached even if the lease to the executive office service tenant itself covered more than 7,500 square feet.

With respect to user tenants themselves, if a tenant's need for more than 7,500 square feet results from growth after its initial lease of space in the complex, such tenant will be allowed to lease more than 7,500 square feet subject to approval by the Planning Director, which approval shall be granted unless the Planning Director determines that the impact of the use by the tenant of such additional space will be substantial and adverse;

3. The design and materials of the required solid wall adjacent to residential uses and zones shall be subject to Planning Director review and approval. If desired, the applicant may apply for a Planning Director's Variance to waive the solid wall requirements along the south property line;
4. The design and materials of the proposed monument sign shall be subject to Planning Director review and approval prior to issuance of sign permits;
5. The project shall comply with all applicable regulations of the LPPT-PUD Guidelines;
6. If unusual amounts of bone, stone, artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measure to reduce any archaeological impact to a less than significant effect before construction resumes;
7. 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;
8. The applicant shall review the submitted site plan to indicate the minimum parking stall width, depth and maneuvering area required by the Zoning Ordinance;
9. The Special Permits and Variance will expire in one year from the date of approval and additional extensions of time for the Special Permit can not be granted; and

Mandatory Mitigation Measures

- A. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

Findings of Fact

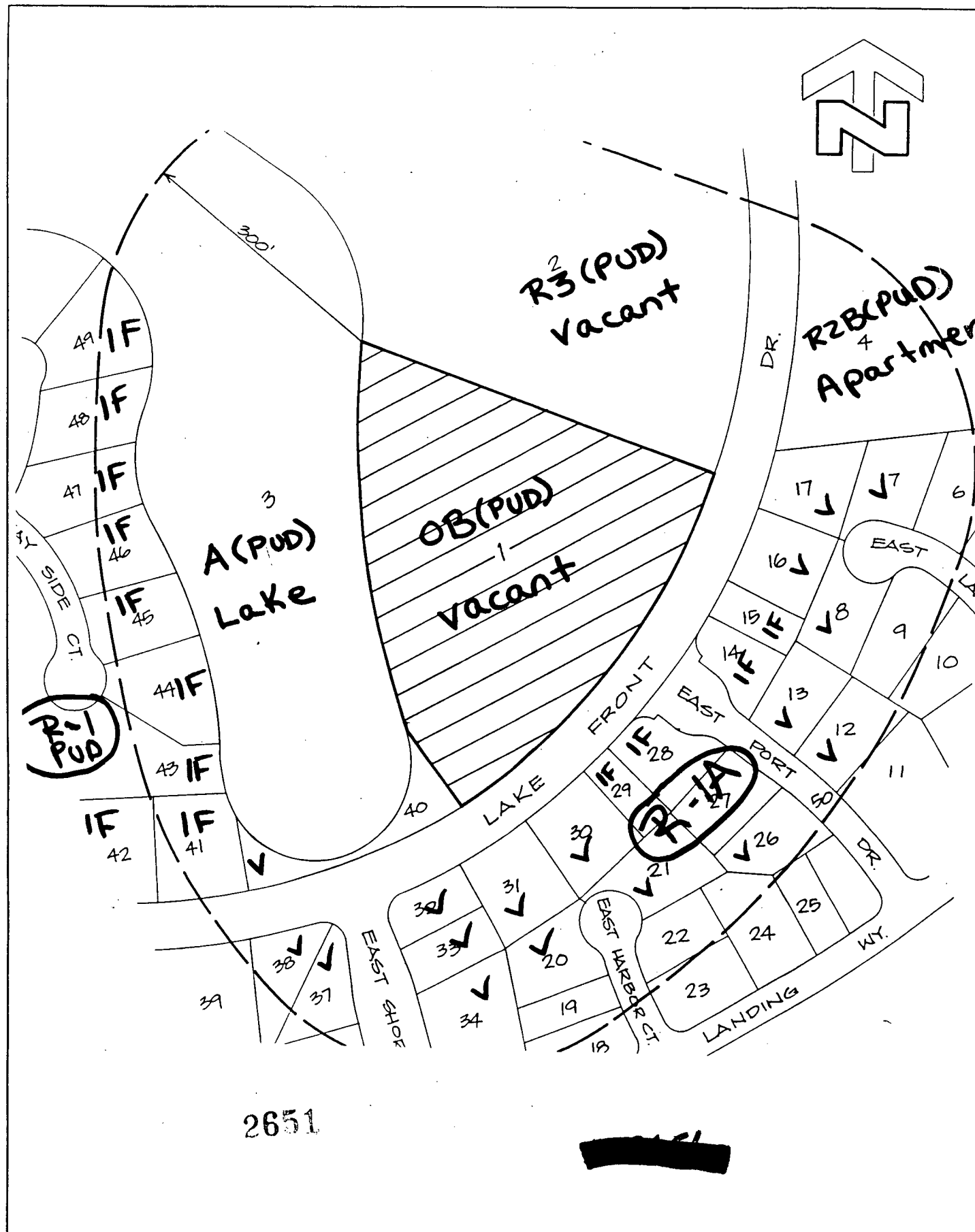
1. The project, as conditioned, is based upon sound principles of land use in that the proposed office complex will be compatible with existing and future residential development in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, setbacks and landscaping will be provided.
3. The proposed variance does not constitute a special privilege extended to one individual property owner in that:

- a. the applicant is reducing the building setback along the property line which would have the least impact on residential uses and increasing the building setback along property lines where the structure would have a greater impact on residential uses; and
  - b. a variance would be granted to any other property owner facing similar circumstances.
4. The proposed variance does not constitute a use variance in that office complexes are permitted in the OB zone.
  5. 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 Offices and to Business/Professional Offices.

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**LAND USE & ZONING MAP**

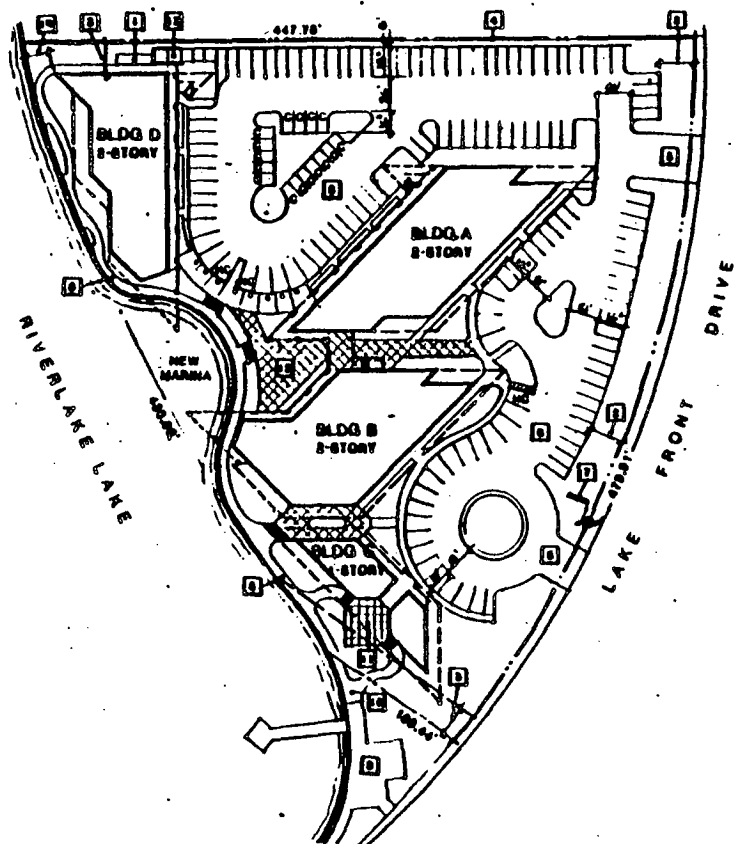


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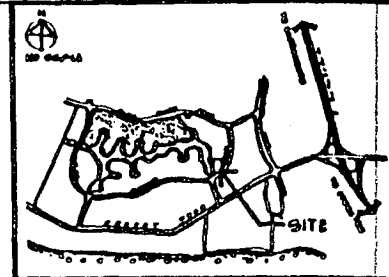
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SITE PLAN



VICINITY MAP

# EXHIBIT C SITE PLAN

## BUILDING & SITE INFORMATION

DATE	DATE
DESIGNED BY	NO. OF STORIES
DESIGNED COMPANY	NO.
DATE	NO. OF
DESIGNED ENGINEER	NO. OF
DESIGNED	NO. OF

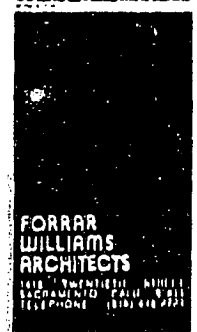
## KEYNOTES

1. ALL AREAS 0'-0" WIDE & 0'-0" WIDE 0'-0" CURBWISE SIDE.
2. 0'-0" WIDE SIDEWALKS (EXCEPTED 0'-0" WIDE SIDEWALKS).
3. 0'-0" WIDE SIDEWALKS.
4. 0'-0" WIDE SIDEWALKS SHALL BE AS SHOWN EXCEPT WHERE NOTED.
5. AREAS BY THE SIDEWALKS.
6. AREAS BY THE SIDEWALKS AND AREAS.
7. SIDEWALKS 0'-0" WIDE SIDEWALKS & 0'-0" WIDE SIDEWALKS.
8. SIDEWALKS.
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Consultants / Signature

Issue O Revisions Δ  
7/11/88

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Job No. 87017

Scale 1"=40'-0"

Ref. North



Sheet Title  
SITE PLAN

RIVERLAKE  
DEVELOPMENT  
OFFICE

Sheet No.

A.1

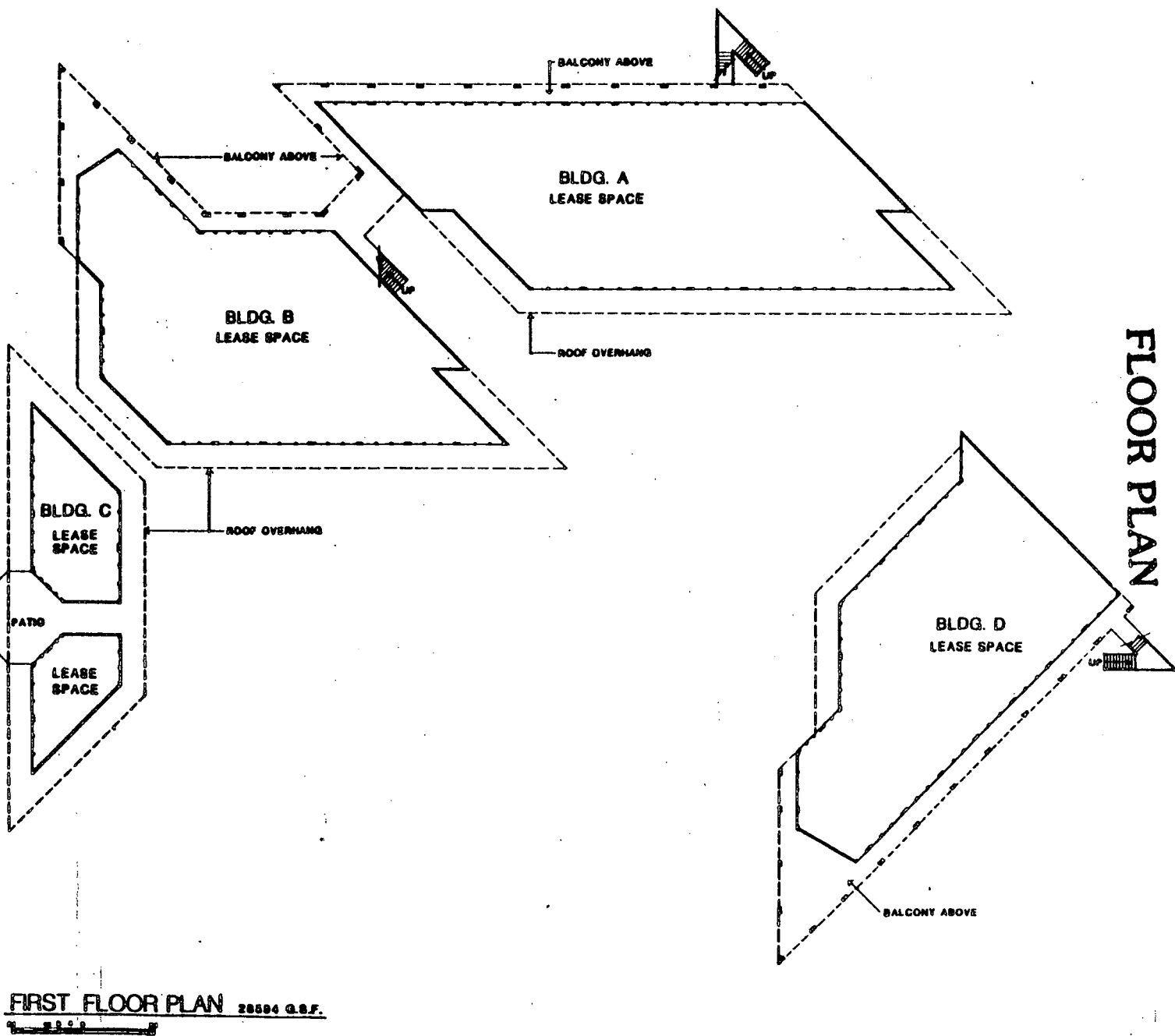


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Consultants / Signatures

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EXHIBIT E  
FLOOR PLAN



Job No. 87017

Scale 1/16" = 1'-0"

Ref. North



Sheet Title

FIRST FLOOR

PLAN

RIVERLAKE

DEVELOPMENT

OFFICE

Sheet No.

A.2

Consultants / Signatures:

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Job No. 87017  
Scale 1/16"=1'-0"

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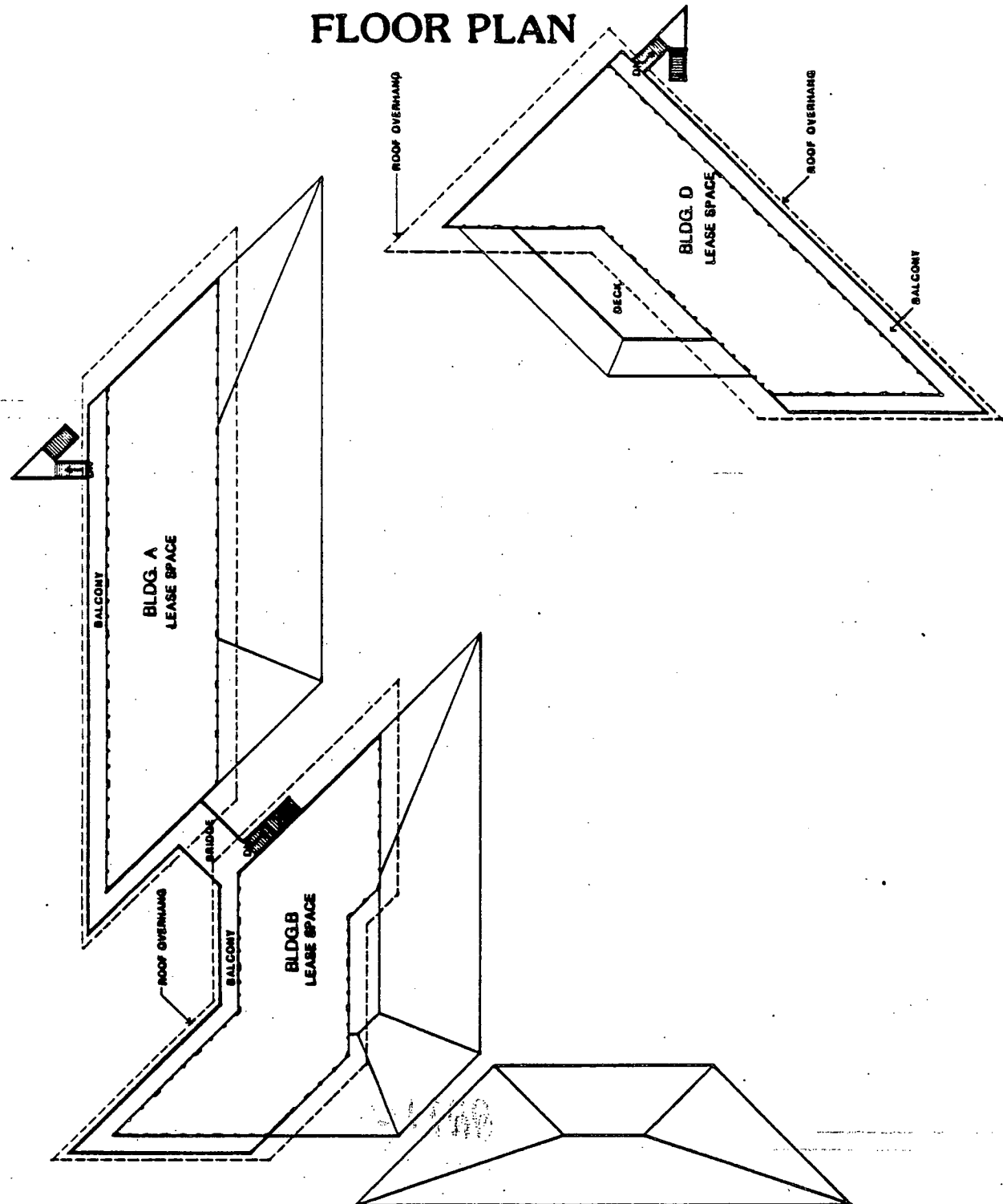
Sheet Title

SECOND FLOOR  
PLAN

RIVERLAKE  
DEVELOPMENT  
OFFICE  
Sheet No.

A.3

# EXHIBIT F FLOOR PLAN



SECOND FLOOR PLAN 18408 G.S.F.

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