

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|----------------------|-------------------|
| APPLICANT | Gene S. Porter, 2041 Hallmark Drive, Sacramento, Ca. 95825 | | |
| OWNER | Joe Lal and Tosh Yamamoto, 7220 Greenhaven Drive, Suite 7, Sacramento 95831 | | |
| PLANS BY | Applicant | | |
| FILING DATE | 8-23-82 | 50 DAY DRACTION DATE | REPORT BY: RBH:mm |
| NEGATIVE DEC. | N/A | EIR | n/A |
| | | ASSESSOR'S PCL. NO. | 031-430-05 |

LOCATION: 7210 Greenhaven Drive

PROPOSAL: Construct a one-story office building in the Lake Crest Village PUD

PROJECT INFORMATION:

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|---|--|
| 1974 General Plan Designation: | Commercial and Office |
| 1976 South Pocket Community Plan Designation: | Business and Professional Office |
| Existing Zoning of Site: | OB-R |
| Existing Land Use of Site: | Vacant |
| Surrounding Land Use and Zoning: | |
| North: | Office - OB-R |
| South: | Office - OB-R |
| East: | Shopping Center SC-R |
| West: | Office - OB-R |
| Parking Required: | 24 spaces |
| Parking Provided: | 24 spaces |
| Parking Ratio: | 1/250 sq.ft. |
| Property Dimensions: | Irregular |
| Property Area: | 0.55 ac.± |
| Square Footage of Building: | 6,014 |
| Topography: | Flat |
| Street Improvements/Utilities: | Existing |
| Exterior Building Colors: | Earthtones |
| Exterior Building Materials: | Rough sawn plywood, wood trim, heavy cedar shake roofing |

BACKGROUND: The Planning Commission on September 23 approved:

1. Ratification of Negative Declaration.
2. Amendment of the Lake Crest Village PUD Schematic Plan to increase the building size for parcel 5 to 6,014 square feet and to reduce the setback to 37 feet.
3. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;

Approval included the following condition:

- a. Subject to review and approval of the Design Review/Preservation Board. In addition to the review of the building design, the Board shall also review the design of the trash enclosure to insure that the materials are compatible with the proposed building.

STAFF EVALUATION:

A. Site Development Plan

1. Landscaping and site treatment: The landscaping and site treatment is handled in the same manner as the rest of the development in the Lake Crest Village PUD. The type of planting material to be used should conform to the type now existing at Lake Crest Village. A final landscaping and irrigation plan must be submitted to staff for review and approval.
2. Relationship of proposed building to surrounding buildings: The exterior of the structure conforms to the existing design motif of the Lake Crest Village PUD.
3. Parking and circulation: The parking and circulation pattern has been designed into the overall PUD parking layout. A common driveway from Greenhaven Drive will be the most accessible entry/exit point. Secondary entry/exit points are found on Secret River Drive, Long River Drive and Florin Road.
4. Signs: No signage program has been submitted. The project signage must conform to the PUD Guidelines. A final signage program must be submitted to staff for review and approval.
5. Building and site lighting: No plan has been submitted showing building and site lighting. Building lighting should be compatible with the design of the structure. Site lighting should match the design character of the Lake Crest Village parking areas. A final plan showing building and site lighting should be submitted to staff for review and approval.
6. Service areas: A trash storage area is shown in the parking area. The wall material will match the office building. The gate will be constructed of the same material and block the view of the interior of the storage area.
7. Utility Service: Any electrical service units should be incorporated within the building or adjacent to the trash storage area. If adjacent to the trash storage area, all equipment is to be screened in the same manner as the trash storage enclosure. Staff to review and approve final plans for utility service.

B. Building Design:

Theme: The Design Guidelines call for a theme of California Contemporary with shake, tile or metal roof. Wide overhang and raised planters may be utilized.

Exterior wall materials: Office in this project must use natural wood, slump stone or similar natural building materials.

Color: Colors shall be earthtone. Redwood, natural stone, brick and dark aluminum finishes will be the background colors.

Roof: Roof shall be elongated mansard with fully pitched gables.

All services: Services shall be inconspicuous and concealed within the building or concealed by a screening wall similar to the building.

Mechanical equipment: Mechanical equipment must be concealed from view. Roof top placement must have screening walls and when located behind mansard roof, screen walls may not be visible.

Walks and Landscaping: Walk must be compatible in material and design to the building. Landscaping must use materials from an approved list.

Signs: All signage must meet both City sign ordinance and the Lake Crest Village sign criteria and regulations.

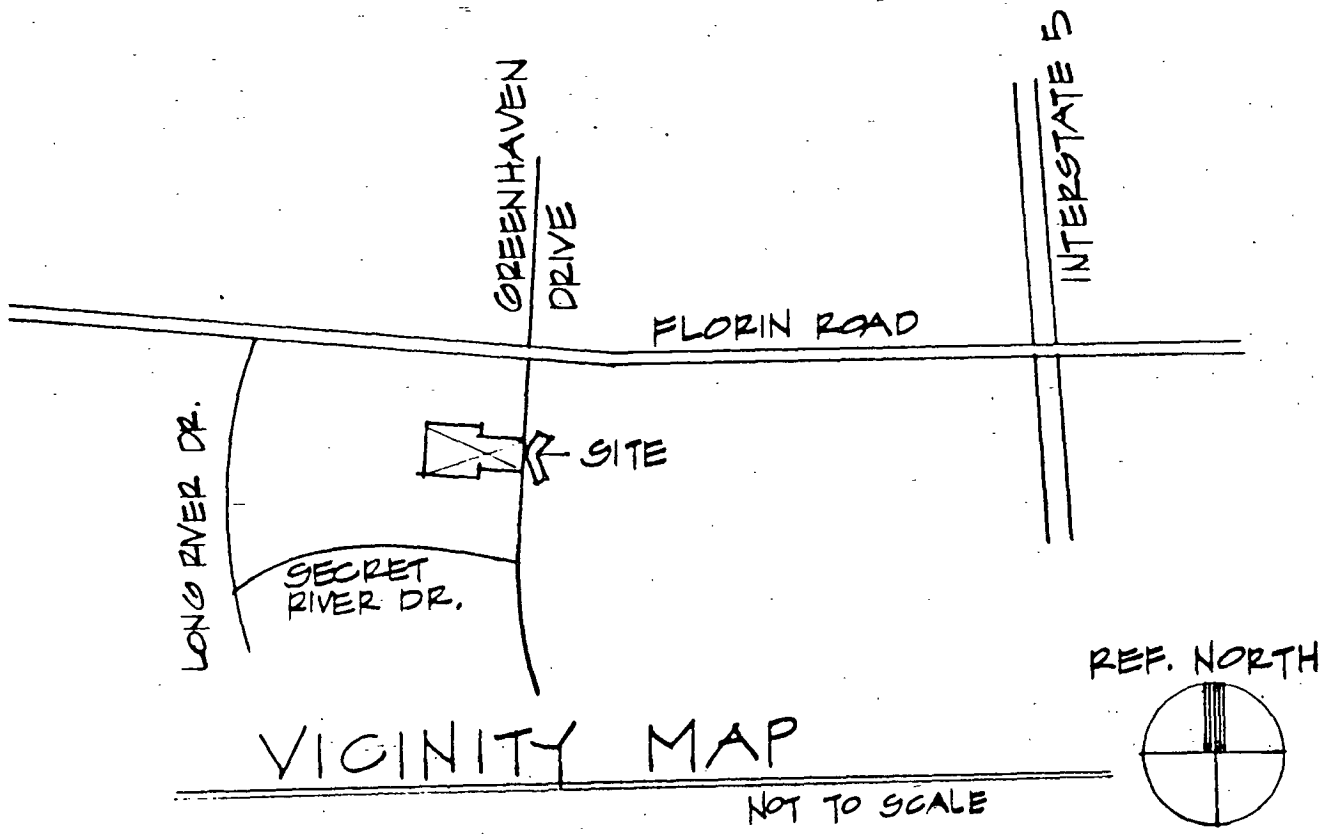
In staff's evaluation of the structure it appears that the overall design of the project is compatible with the other adjacent structures. Staff does not have any conditions pertaining to the design of the building.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. Final landscaping and irrigation plans to be reviewed and approved by staff.
2. Final signage program to be reviewed and approved by staff.
3. Final site and building lighting plan to be reviewed and approved by staff.
4. Utility service, if placed outside of building, to be screened from public view. Screening to match trash storage area.

Approval is based on the following Findings of Fact:

1. The conditions imposed by staff will cause the structure to meet the Design Review Guidelines of the Lake Crest Village PUD.
2. All other design aspects of the project meet the Design Review Guidelines of the Lake Crest Village PUD.



GENE S. PORTER, INC.

ARCHITECTURE • ENGINEERING

2041 HALLMARK DRIVE

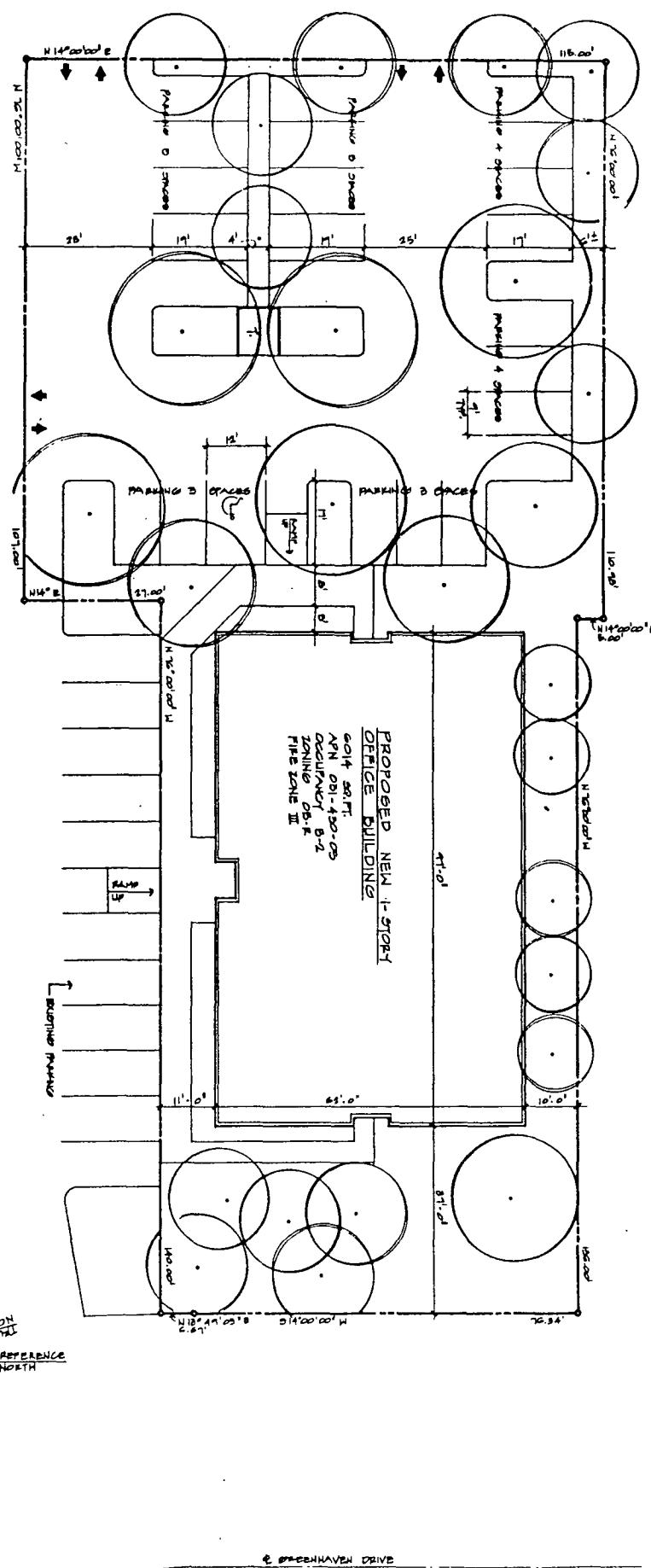
SACRAMENTO, CA 95825

(916) 927-1746

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10-6-82

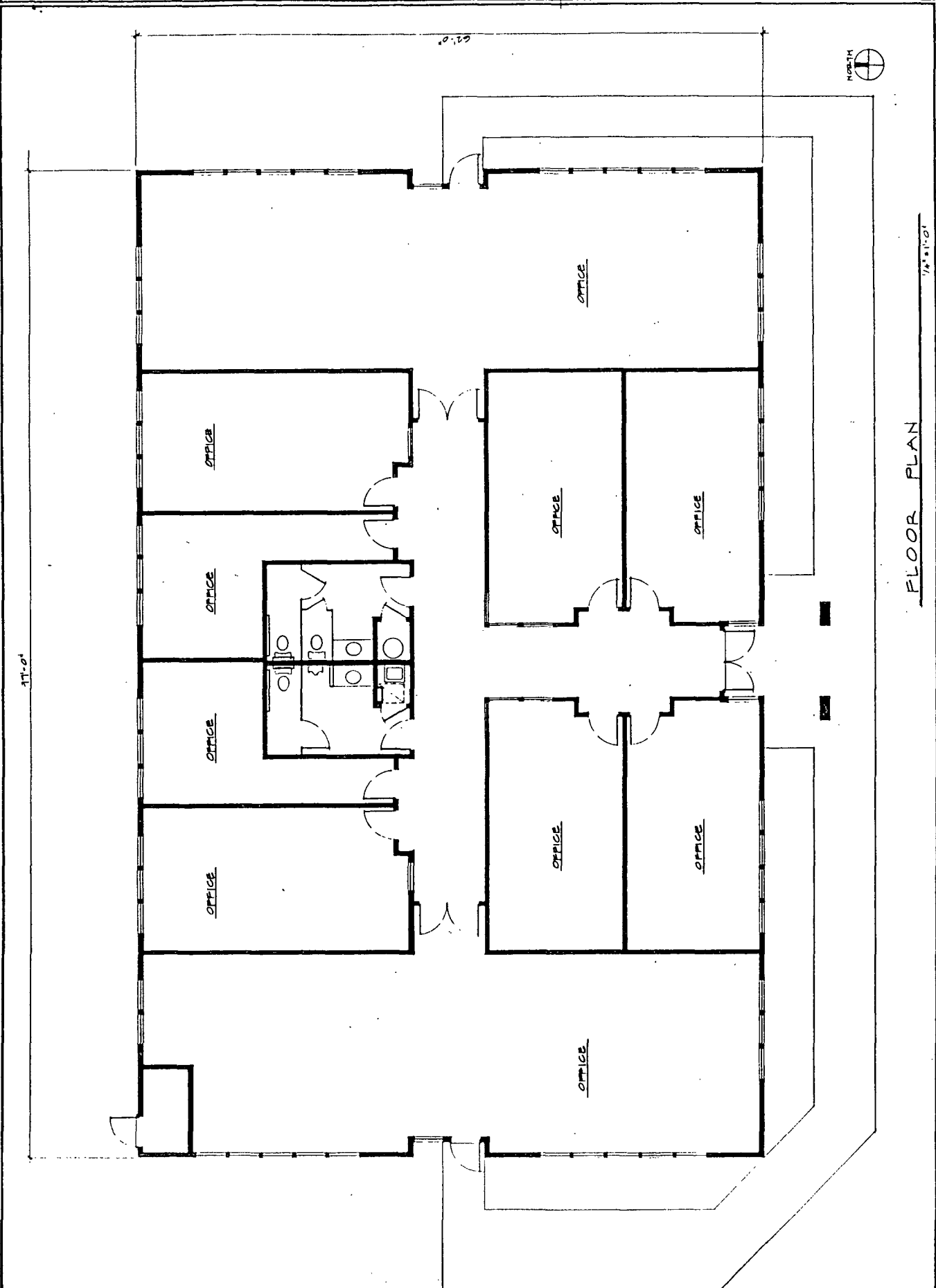


• PARKING PROVIDED 24 SPACES
 • CONSTRUCTION: TYPE II - NO HOLES
 - FINISH COMPATIBLE

SITE PLAN
 0 5 10 20
 1" = 10'-0"

E GREENHAVEN DRIVE

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| <p>4</p> | <p>DATE: 5-13-82</p> <p>BY: [Signature]</p> <p>SCALE: 1" = 10'</p> <p>PROJECT: 10-C-82</p> | <p>PROPOSED NEW OFFICE BUILDING FOR:</p> <p>LAL & YAMAMOTO</p> <p>7210 GREENHAVEN DRIVE</p> <p>SACRAMENTO, CA</p> | <p>GENE S. PORTER, INC</p> | <p>ENGINEERING & ARCHITECTURE</p> | <p>GENE S. PORTER, Inc. ENGINEER</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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FLOOR PLAN

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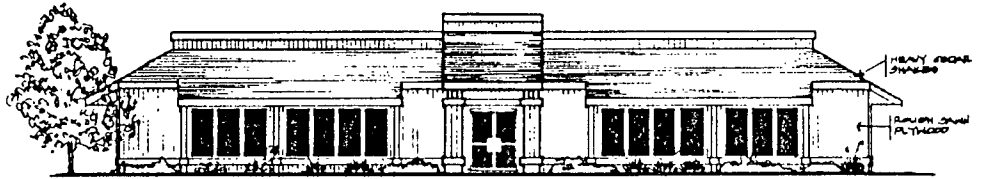
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EAST ELEVATION (GREENHAVEN DRIVE)
WEST ELEVATION - OPPOSITE HAND
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

| NO. | DESCRIPTION |
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NEW 2 STORY CITY, 1982/83

ENGINEERING & ARCHITECTURE

GENE S. PORTER, INC.

PROPOSED NEW OFFICE BUILDING FOR:
LAL & YAMAMOTO
1010 GREENHAVEN DRIVE
SACRAMENTO, CA

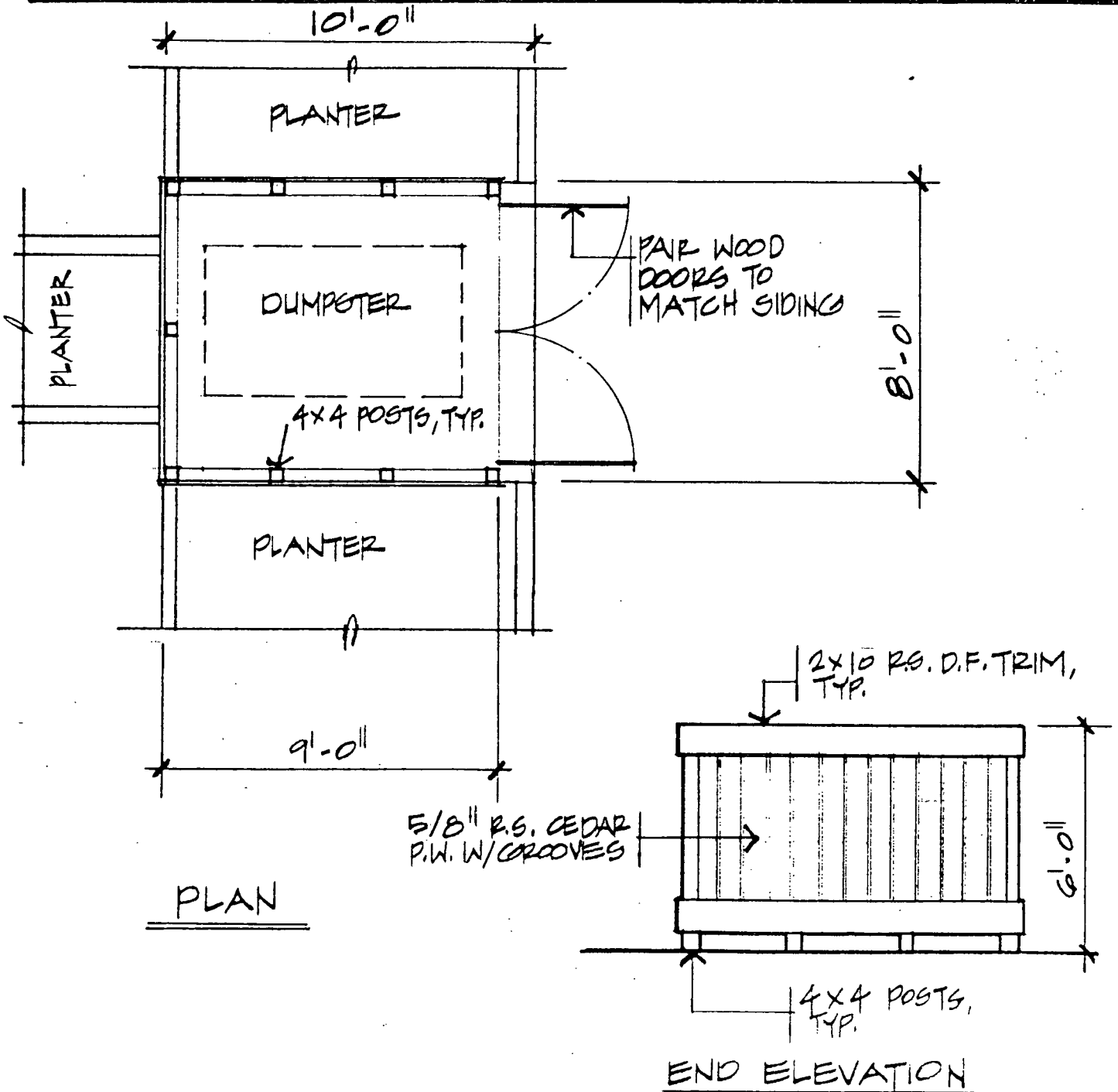
DATE: 8-13-82
BY: [Signature]
SCALE: 1/8" = 1'-0"
SHEET NO: 4

LAL & YAMAMOTO
7210 GREENHAVEN DRIVE
SACRAMENTO, CA

SHEET OF

JOB NO.

DR # 82-179



TRASH ENCLOSURE