

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

APPLICANT J & P - Pacific/Teichert, 6355 Riverside Boulevard #C, Sacramento, CA 95831	
OWNER J & P - Pacific/Teichert, 6355 Riverside Boulevard #C, Sacramento, CA 95831	
PLANS BY Forrar Williams Architects, 1418 20th Street, Sacramento, CA 95814	
FILING DATE	ENVIR. DET. Negative Declaration 11/19/90 REPORT BY: DTH
ASSESSOR'S PCL. NO. 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)			

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.

P88-308

January 24, 1991

Item No. 216

00104

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.

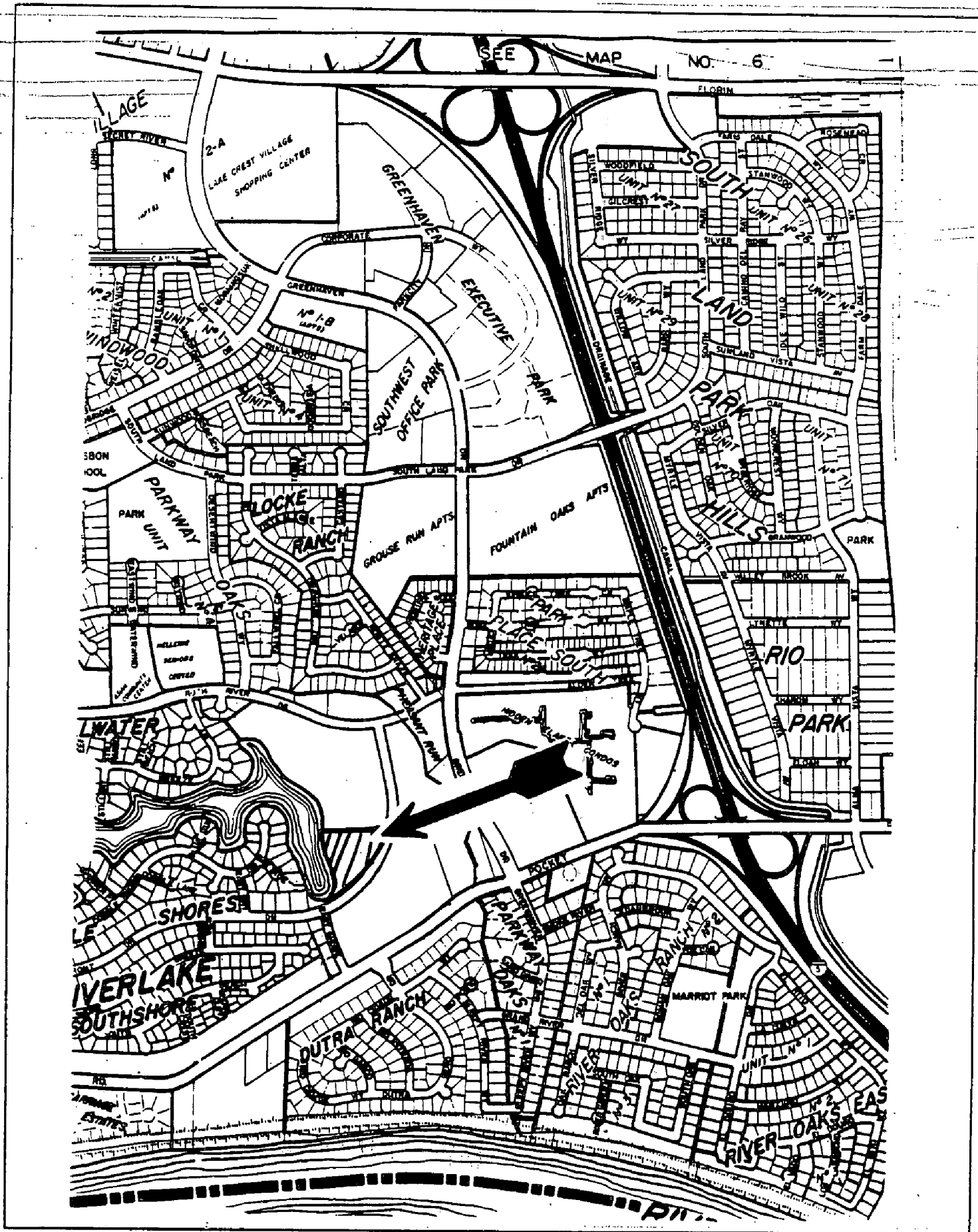
Findings of Fact

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.

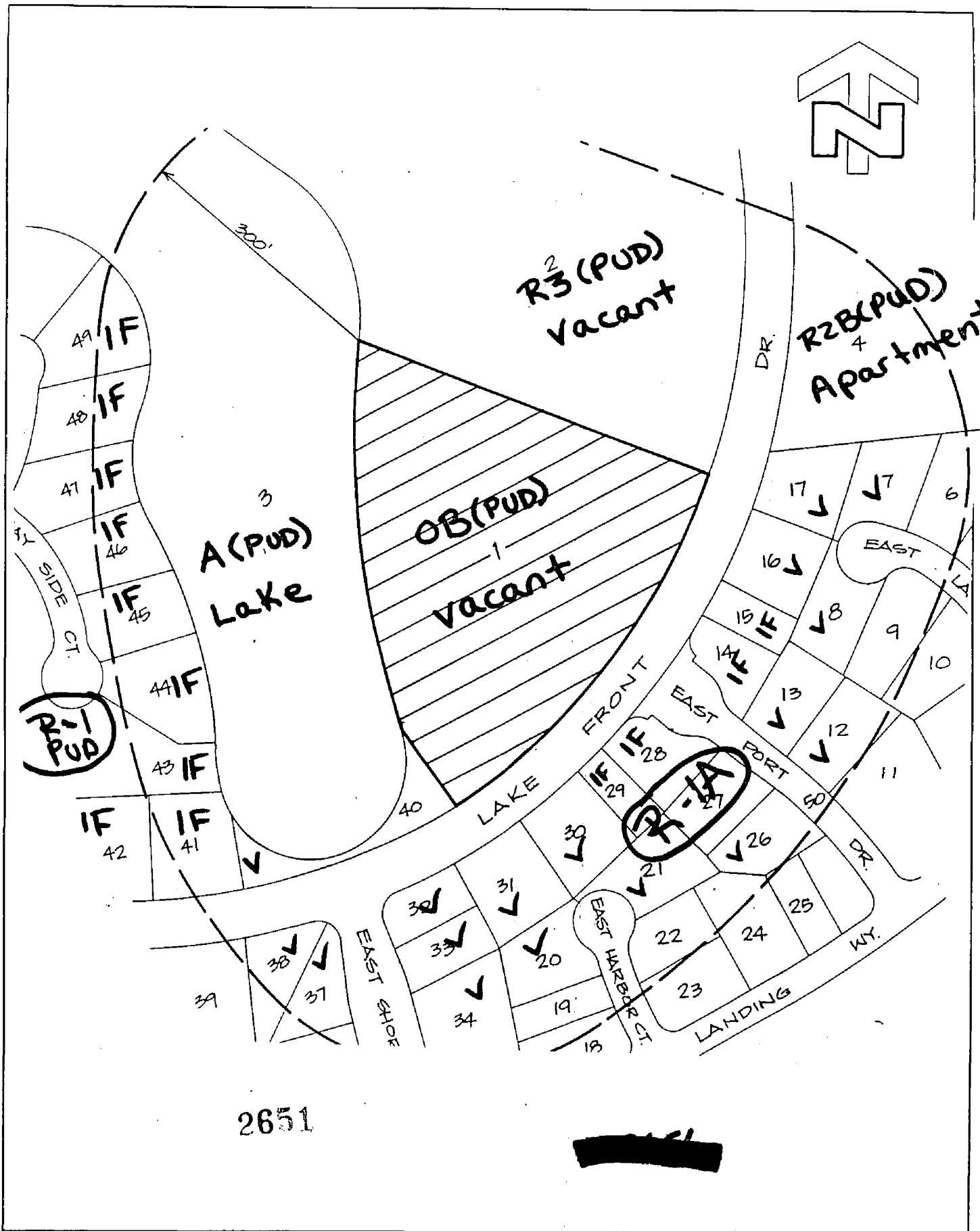
00107

00107



VICINITY MAP

00109

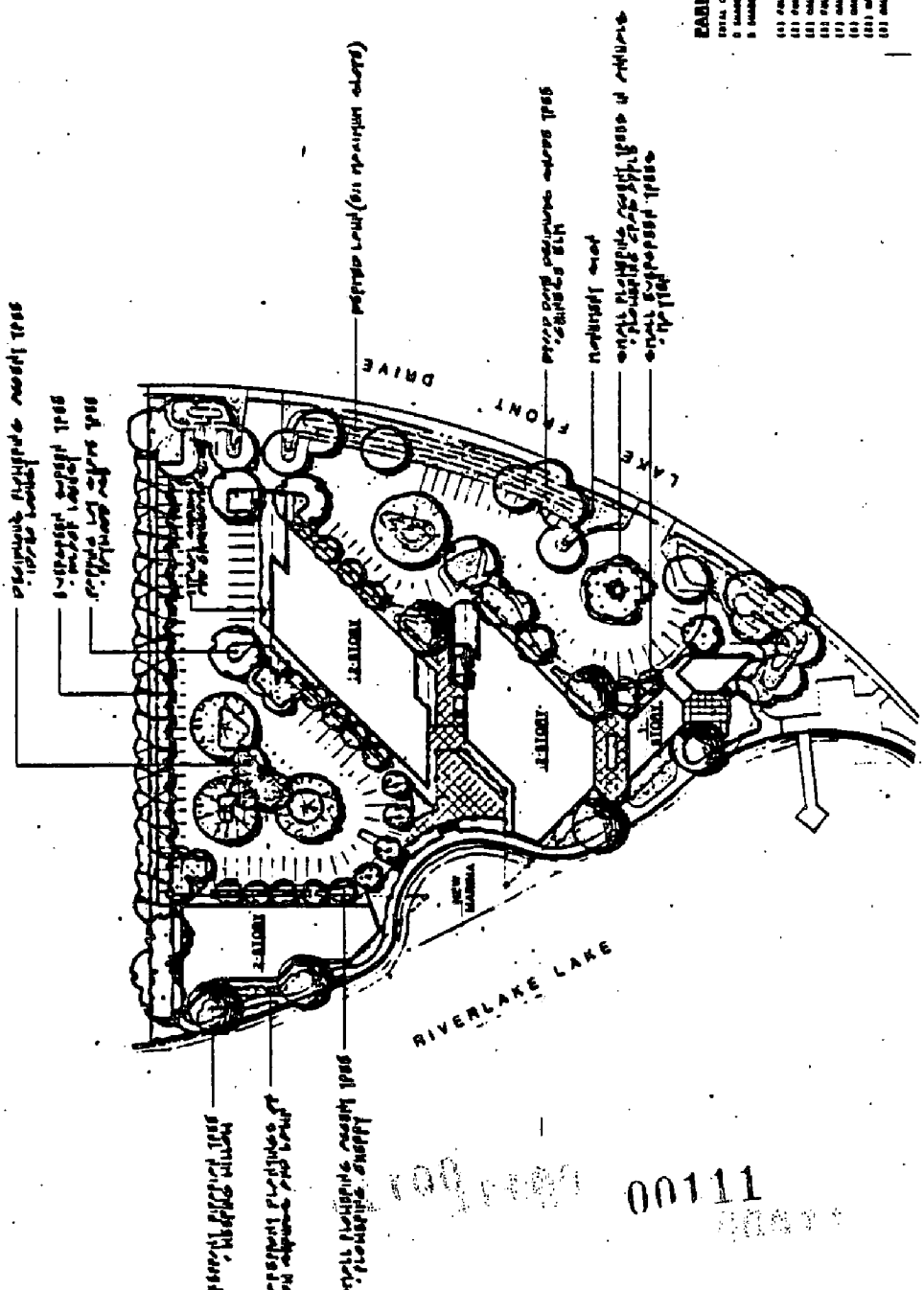


LAND USE & ZONING MAP

EXHIBIT D LANDSCAPE PLAN

PLANTING SCHEDULE
 TOTAL NUMBER OF PLANTS: 50,000
 5 PLANT TYPES TO BE INSTALLED:
 5 PLANT TYPES TO BE INSTALLED:
 1) SMALL BIRCHES 1/2" @ 20' x 20' @ 1000
 2) SMALL MAPLES 1/2" @ 20' x 20' @ 1000
 3) SMALL PINES 1/2" @ 20' x 20' @ 1000
 4) SMALL CYPRESS 1/2" @ 20' x 20' @ 1000
 5) SMALL SPANISH BROOM 1/2" @ 20' x 20' @ 1000
 6) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 7) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 8) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 9) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 10) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 11) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 12) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 13) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 14) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 15) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 16) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 17) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 18) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 19) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 20) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 21) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 22) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 23) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 24) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 25) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 26) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 27) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 28) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 29) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 30) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 31) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 32) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 33) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 34) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 35) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 36) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 37) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 38) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 39) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 40) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 41) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 42) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 43) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 44) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 45) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 46) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 47) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 48) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 49) SMALL PLANTS 1/2" @ 20' x 20' @ 1000
 50) SMALL PLANTS 1/2" @ 20' x 20' @ 1000

SHRUBS AND BOUNDOVERERS
 [List of shrub and groundcover species]



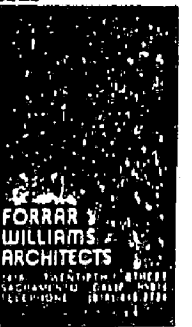
PRELIMINARY LANDSCAPE PLAN

Consultants / Signatures

Issues O Revisions Δ

0 1/11/90

○○○○○○○○○○
△△△△△△△△△△



Job No. 87012

Scale 1/16"=1'-0"

Ref. North



Sheet Title

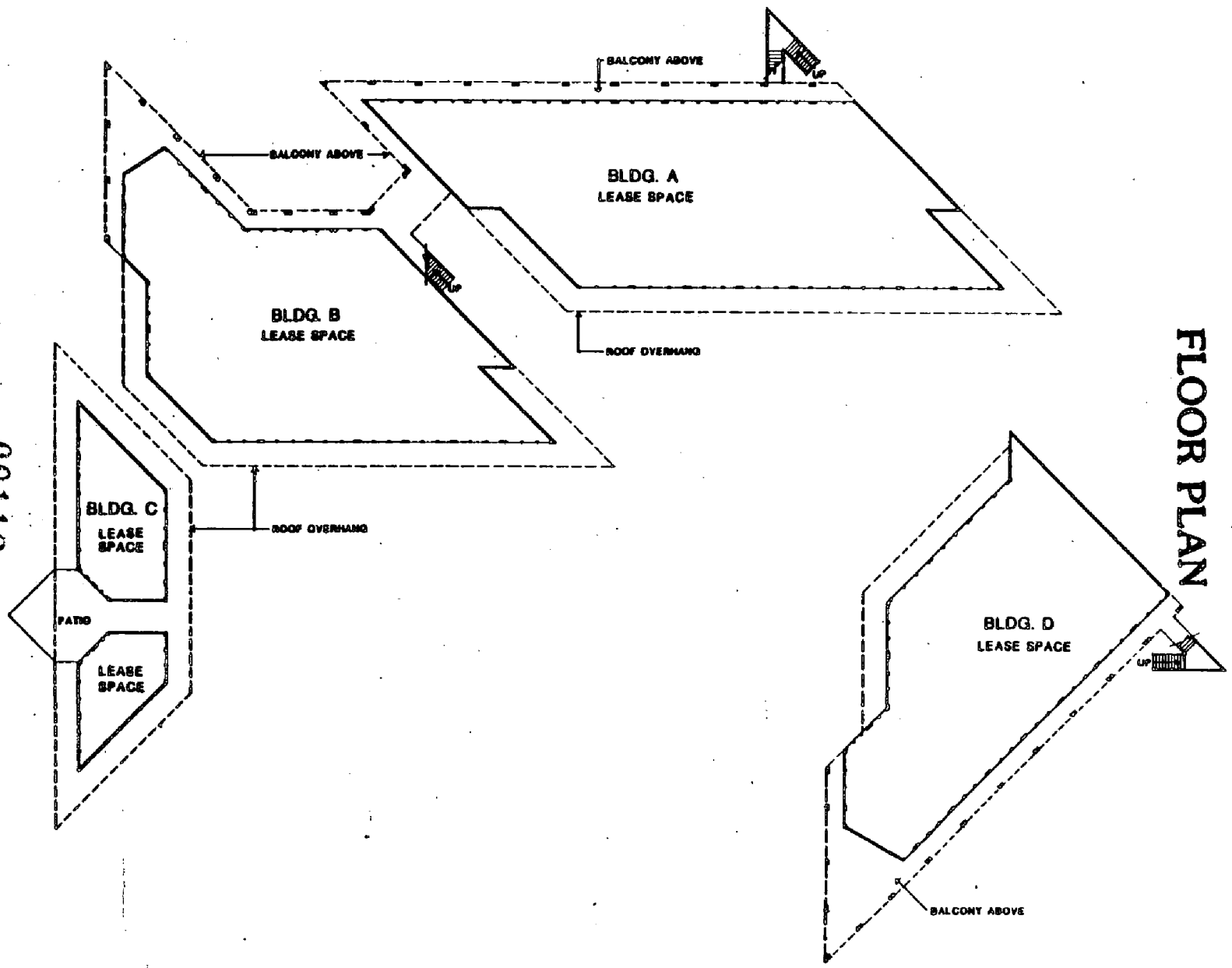
FIRST FLOOR PLAN

RIVERLAKE DEVELOPMENT OFFICE

Sheet No.

EXHIBIT E

FLOOR PLAN



00112

FIRST FLOOR PLAN 28504 G.B.F.



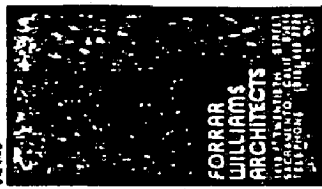
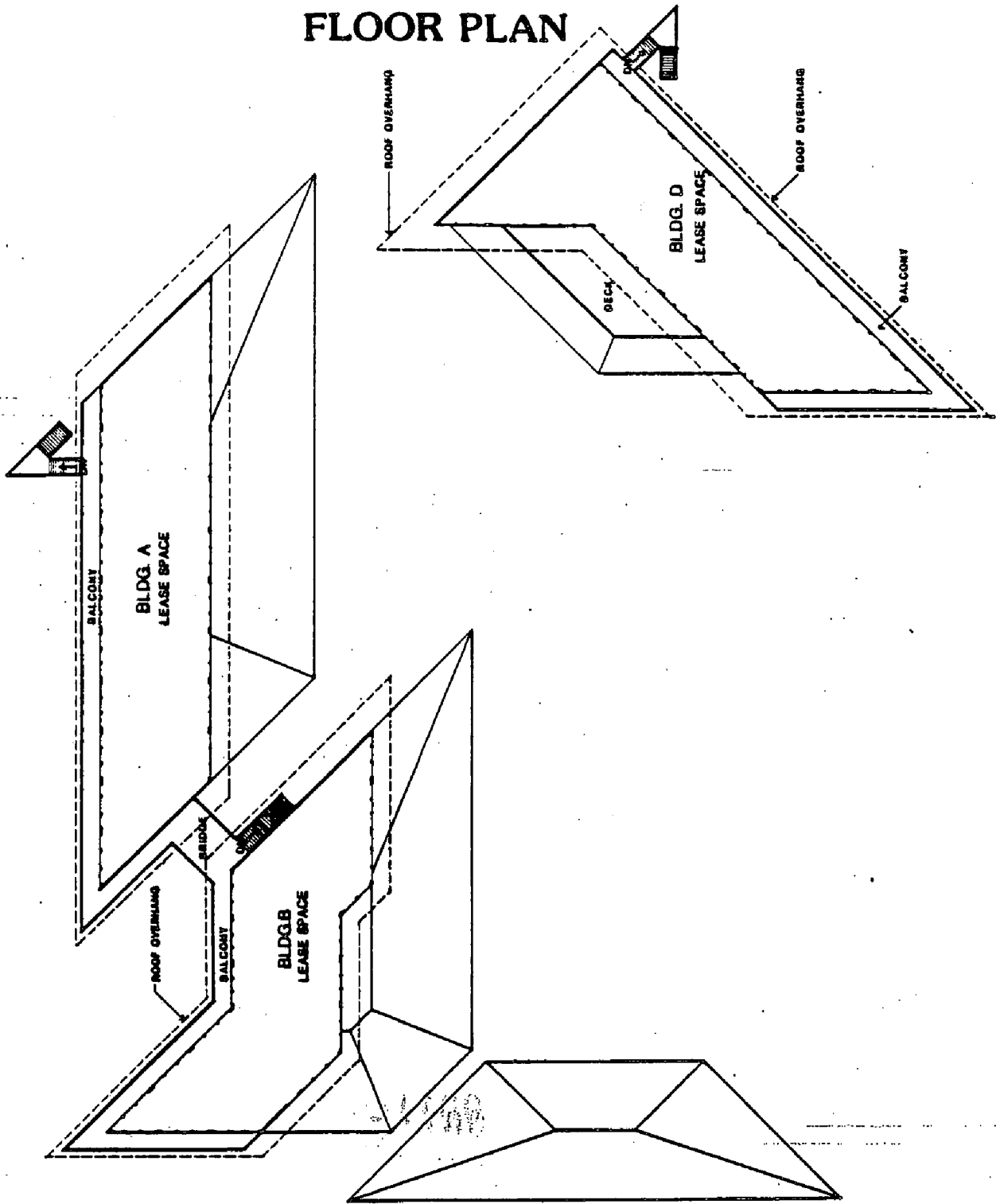


EXHIBIT F FLOOR PLAN



SECOND FLOOR PLAN 10408 G.S.F.

00113

CITY PLANNING COMMISSION

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

APPLICANT	FORRAR WILLIAMS ARCHITECTS, 1418 20th Street, Sacramento, CA 95814
OWNER	L & P DEVELOPMENT, 6355 Riverside Blvd., Sacramento, CA 95831
PLANS BY	FORRAR WILLIAMS ARCHITECTS, 1418 20th Street, Sacramento, CA 95814
FILING DATE	7/15/88
ENVIR. DET.	NEG. DEC. 9/29/88
REPORT BY	J.P. V. J.P.
ASSESSOR'S PCL. NO.	031-1030-021

APPLICATION:

- A. Negative Declaration
- B. Amend General Plan for 3.1+ acres from Low Density Residential (4-15 du/na) to Community Neighborhood Commercial and Offices.
- C. Amend Pocket Community Plan for 3.1+ acres from Low Density Residential (3-6 du/na) to Business/Professional Offices.
- D. Rezone 3.1+ acres from R-1-PUD to OB-PUD.
- E. LPPT-PUD Schematic Plan Amendment to redesignate Site 13 for office use.
- F. LPPT-PUD Development Guidelines Amendment to add references to office building use in the LPPT-PUD.
- G. Special Permit to develop a 45,000+ sq. ft. office complex on 3.1+ acres in the OB-PUD zone and LPPT PUD.
- H. Special Permit to develop an office complex which exceeds 40,000 sq. ft. in the OB PUD zone.
- I. Variance to reduce the 15 ft. rear yard setback to zero in the OB PUD zone.

LOCATION:

West side Lake Front Drive, 700+ ft. south of Rush River Drive

PROPOSAL:

The applicant is requesting the necessary entitlements to construct a 45,000+ sq. ft. office complex on Site 13 in the LPPT-PUD (aka Riverlake)

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/ac
Pocket Community Plan Designation:	Residential 3-6 du/ac
LPPT-PUD Schematic Plan:	Recreation Center (Site 13)
Existing Zoning of Site:	R-1 PUD
Existing Land Use of Site:	Vacant

00115

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			
West : Lake, Marina/picnic area; A & R-1 PUD	Rear:	15'	0'

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

Height and Square Footage of Buildings:

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

Exterior Building Materials: Wood clapboard and tinted glass
 Roof Material: Concrete tile roof

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

A. Existing Land Use and Zoning

The subject site consists of 3.1 acres located in the Single Family (R-1) zone and LPPT-PUD. Surrounding land uses are vacant land designated for residential development in the Multiple Family (R-3-PUD) and Single Family Alternative (R-1A-PUD) zones to the north, south and east, and the lake and a small marina/picnic area to the west. The site is designated Residential (4-15 du/ac) by the General Plan and Residential (3-6 du/ac) by the Pocket Community Plan. The LPPT-PUD Schematic Plan designates the site for a recreation center (Site 13).

B. Proposed Land Use and Zoning

The applicant is requesting the necessary entitlements to redesignate the site from recreation center to office and construct a 45,000 square foot office complex on the site. The complex would consist of four buildings: one 2,455 sq. ft. one story building and three two story buildings ranging in size from 13,000± to 15,000± sq. ft. The applicant is requesting this change in land use designation for two reasons:

1. instead of creating one large recreation center, the owner/developer has placed smaller marinas/picnic areas adjacent to the lake, including the homeowner's association office/marina at the southwest corner of the lake; and
2. The owner/developer, unable to find anyone who is interested in developing a large recreation center at the subject site, wishes to redesignate the site to allow a land use that would be compatible with surrounding future multiple family residential uses. The owner/developer intends for the office complex to serve the community and not to have large tenants such as a state agency.

Planning staff finds that the smaller marina/picnic areas placed throughout the PUD area will provide adequate access to the lake and open space for the residents of the development. An office development with local serving tenants should be a compatible land use with future multiple family development planned for the area. Staff finds that large office tenants would not be appropriate for the surrounding residential area and more ideally suited for Greenhaven Executive Park or Southwest Office Park both locate in the Pocket Community Plan area and north of LPPT-PUD. Therefore, to insure that community-serving tenants occupy the proposed office complex, Planning staff recommends that the maximum square footage that can be leased by one tenant in the office complex should be limited to 7,500 sq. ft.

C. Site Plan Design

The OB zone requires a five foot side yard setback and a 15 foot rear yard setback. The rear yard of the subject lot is not adjacent to another office lot or residential lot, however, but is next to the lake. The applicant, therefore, has designed the office complex to take advantage of the lake with a portion of three of the buildings encroaching in the 15 ft. setback area and a portion of the roofs of buildings B and D overhanging the lake. The project is also designed with a 20 foot building setback along the north property line adjacent to future residential use and the south property line adjacent to a park node. Planning staff has no objection to the reduction of the rear yard setback as the rear yard is adjacent to the lake and the applicant has provided a greater setback along the sideyard property lines where the office complex would have more of an impact on adjacent residents of the area. The Building Division has indicated that there should not be a problem with a portion of the roofs overhanging the lake.

A landscape plan has been included with the project. Features of the plan include a bermed lawn adjacent to Lake Front Drive and evergreen screening trees along the north property line adjacent to the future residential use. Planning staff finds this preliminary landscape plan

to be adequate. Revised landscape, shading and irrigation plans shall be required to be submitted prior to issuance of building permits.

The 45,000+ sq. ft. office complex is required to have 113 parking spaces. One hundred thirty-one (131) parking spaces are indicated on the site plan which is sufficient for the proposed use. Minor modifications will need to be made to the proposed plan, however, as some of the parking stalls indicate a substandard maneuvering area of 21 feet. The applicant should also be aware that medical offices are calculated at a higher parking ratio than general offices (1 space per 200 square feet) and that additional parking spaces over 113 spaces would be required if medical offices were proposed.

A six foot high solid wall will be required along the property lines adjacent to residential zones/uses. Planning staff recommends that the wall incorporate a decorative element.

A trash enclosure and monument sign are indicated on the site plan. These items will be subject to the design requirements of the LPPT-PUD Guidelines.

D. Building Design

Proposed materials for the four office buildings are wood clapboard siding, tinted glass, painted metal railing along the second floor walkways and balconies, and concrete tile roofs. The applicant has extended the roof overhangs to give the roof lines the appearance of boat sails keeping with the nautical theme of the Riverlake development. Staff finds that the proposed design and materials will be compatible with existing and future residential development in the area.

E. LPPT-PUD Development Guidelines and Schematic Plan Amendments

Minor modifications to the PUD'S development guidelines and schematic plan are required in order to designate the site for office use. Staff has prepared amendments to the guidelines and schematic plan which are appropriate if the applicant's request to develop an office complex on the site is approved (Exhibits A and B).

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 subject to the following mitigation measure:

If unusual amounts of bone, stone, or 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 measures to reduce any archaeological impact to a less than significant effect before construction resumes.

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 3.1+ 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 3.1+ acres from Low Density Residential (3-6 du/na) to Business/Professional Offices and forward to City Council.
- D. Recommend approval of the rezoning 3.1+ acres from R-1 PUD to OB PUD and forward to City Council.
- E. Recommend approval of the LPPT-PUD Schematic Plan Amendment to redesignate site 13 for office use and forward to City Council.
- F. Approve the LPPT-PUD Development Guidelines Amendment to add references to office building use in the LPPT-PUD as shown in Exhibit A.
- G. Approve the Special Permit to develop a 45,000+ square foot office complex on 3.1+ acres in the OB zone and LPPT PUD subject to conditions and based upon findings of fact which follow.
- H. Approve the Special Permit to develop an office complex which exceeds 40,000 square feet in the OB PUD zone subject to conditions and based upon findings of fact which follow.
- I. Approve the variance to reduce the 15 foot rear yard setback to zero in the OB PUD zone 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." (Amended by staff 10/13/88)

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 requirement 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 measures 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 revise the submitted site plan to indicate the minimum parking stall width, depth and maneuvering area required by the Zoning Ordinance.

Findings of Fact - Special Permit & Variance

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.

EXHIBIT B

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), ~~private/recreational/center/site/13/~~ and a private artificial lake (Sites 25 and 26). Permitted uses on Site 14 shall be those uses normally allowed in the Limited Commercial (C-1) zone with the following exceptions:

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

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

Add Section B-3 as follows:

3. Office Uses: *Site 13 and* the eastern portion of Site 21 including the existing italianate - style structure on the site.

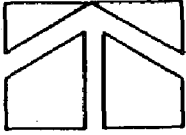
Amend Section E as follows:

- E. BUILDING STANDARDS - SPECIALTY COMMERCIAL (SITE 14) DAY CARE CENTER (SITE 19) RECREATION CENTER (SITE/13/) AND OFFICE BUILDINGS IN THE OB ZONE (Site 13 and the eastern portion of Site 21).

Amend E-10 as follows:

10. Sign Regulations: There are three main elements which greatly influence the attractiveness of the planned unit development - the first two are the landscaping treatments and the buildings - the third equally important consideration is the sign program. The size, location and color of signs identifying the building occupant will be carefully monitored.

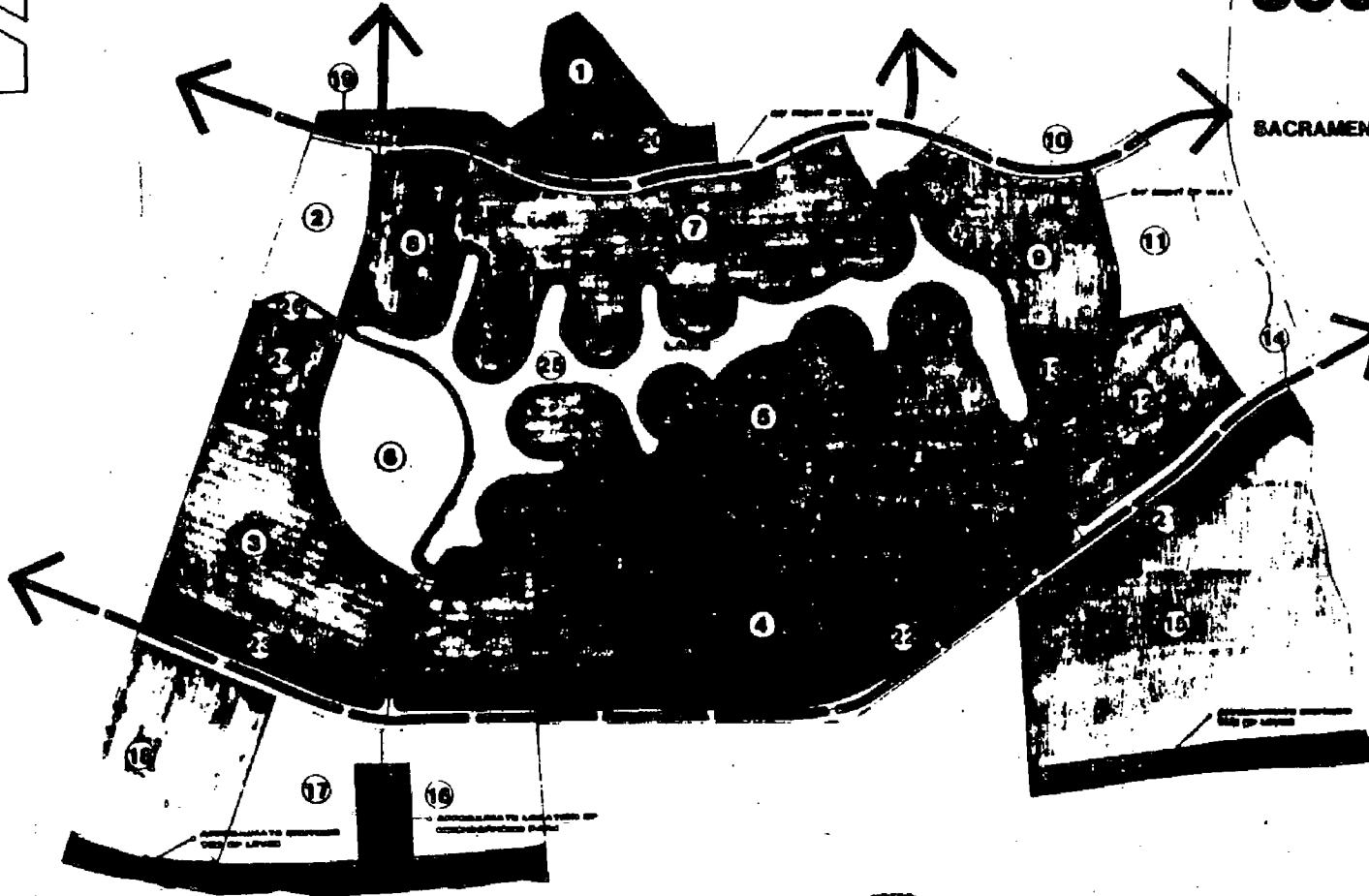
These regulations are intended to compliment the City of Sacramento Sign Ordinance. ~~It is the most restrictive requirement/~~ *It is the most restrictive requirement/* In cases where the LPPT PUD sign regulations are silent, the City Sign Ordinance will prevail.



SOUTH POCKET L.P.P.T.

SACRAMENTO CALIFORNIA

* DESIGNATE SITE 13
FOR OFFICE BUILDING
USE



SITE INFORMATION

PARCEL	PROPOSED PROGRAM	PROPOSED DENSITY	LOT AREA	DENSITY PER ACRE	NUMBER OF UNITS
1	RESIDENTIAL	10	10.00	10.00	10
2	RESIDENTIAL	10	10.00	10.00	10
3	RESIDENTIAL	10	10.00	10.00	10
4	RESIDENTIAL	10	10.00	10.00	10
5	RESIDENTIAL	10	10.00	10.00	10
6	RESIDENTIAL	10	10.00	10.00	10
7	RESIDENTIAL	10	10.00	10.00	10
8	RESIDENTIAL	10	10.00	10.00	10
9	RESIDENTIAL	10	10.00	10.00	10
10	RESIDENTIAL	10	10.00	10.00	10
11	RESIDENTIAL	10	10.00	10.00	10
12	RESIDENTIAL	10	10.00	10.00	10
13	RESIDENTIAL	10	10.00	10.00	10
14	RESIDENTIAL	10	10.00	10.00	10
15	RESIDENTIAL	10	10.00	10.00	10
16	RESIDENTIAL	10	10.00	10.00	10
17	RESIDENTIAL	10	10.00	10.00	10
18	RESIDENTIAL	10	10.00	10.00	10
19	RESIDENTIAL	10	10.00	10.00	10
SUBTOTAL			200.00 AC		2,000 UNITS
LEVER PARKWAY			10.00 AC		
NEIGHBORHOOD PARKS			20.00 AC		
MAJOR ROAD CORRELATION			20.00 AC		
TOTAL			250.00 AC		2,000 UNITS

NOTES:
 APPROXIMATE TOTAL NUMBER OF UNITS ALLOWED BASED UPON THE SOUTH POCKET ZONING PLAN. ALSO:
 APPROXIMATE TOTAL DENSITY PER ACRE CALCULATED BY DIVIDING TOTAL LOT AREA BY TOTAL DENSITY PER ACRE.
 APPROXIMATE NUMBER OF UNITS ALLOWED FROM THE ZONING CAPACITY OF THE SOUTH POCKET ZONING PLAN.
 APPROXIMATE NUMBER OF UNITS ALLOWED FROM THE ZONING CAPACITY OF THE SOUTH POCKET ZONING PLAN.
 APPROXIMATE NUMBER OF UNITS ALLOWED FROM THE ZONING CAPACITY OF THE SOUTH POCKET ZONING PLAN.

LAND USE EXHIBIT

ENGINEER

LAND PLANNER



**ANTHONY M. GUEZARDO
AND ASSOCIATES INC**
 200 ANDREWSBOY STREET
 SAN FRANCISCO, CALIFORNIA

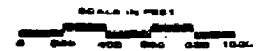
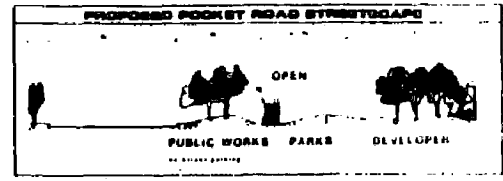


EXHIBIT 1

00123
January 24, 1991

Item No. 2b

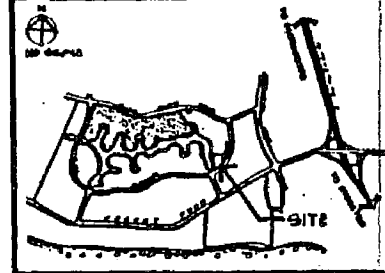
001125

January 24, 1991

Item No. 25



SITE PLAN



VICINITY MAP

EXHIBIT C SITE PLAN

BUILDING & SITE INFORMATION

DATA	A.P.A. 88-20-123 (SHEET NO. 25)
BUILDING AREA	4,100 SQ. FT. (TOTAL - 0 SQUARE)
COVERAGE PERCENTAGE	10
GRID AREA	5,000 SQ. FT.
PERCENT COVERED (TOTAL)	82.00 PERCENT
PARKING SPACES	100 SPACES (INCLUDING 20 SPACES AND 2 SUBSTITUTED SPACES)

KEYNOTES

1. AREA BOUNDARY - 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
2. CENTER OF 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
3. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
4. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
5. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
6. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
7. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
8. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
9. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
10. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
11. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
12. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
13. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')
14. 1/4" OF 100' AND 1/4" OF 100' (1/4" OF 100' AND 1/4" OF 100')

Consultants / Signatures

Issues	Revisions
0	Δ
1	Δ
2	Δ
3	Δ
4	Δ
5	Δ
6	Δ
7	Δ
8	Δ
9	Δ
10	Δ
11	Δ
12	Δ
13	Δ
14	Δ
15	Δ
16	Δ
17	Δ
18	Δ
19	Δ
20	Δ
21	Δ
22	Δ
23	Δ
24	Δ
25	Δ
26	Δ
27	Δ
28	Δ
29	Δ
30	Δ
31	Δ
32	Δ
33	Δ
34	Δ
35	Δ
36	Δ
37	Δ
38	Δ
39	Δ
40	Δ
41	Δ
42	Δ
43	Δ
44	Δ
45	Δ
46	Δ
47	Δ
48	Δ
49	Δ
50	Δ

FORRAN WILLIAMS ARCHITECTS
 1414 UNIVERSITY BLVD., SUITE 1100
 SEASIDE, CALIF. 94133
 TELEPHONE (415) 434-2224

Job No. 87017
 Scale 1"=40'-0"
 Ref. North
 Sheet Title
SITE PLAN
 RIVERLAKE DEVELOPMENT OFFICE
 Sheet No.

A.1



FORRAR
WILLIAMS
ARCHITECTS

1100 AVENUE G, SUITE 100
HOUSTON, TEXAS 77002
TELEPHONE (713) 261-2100

Job No. 87017

Scale 1/16"=1'-0"

Ref. North

Sheet Title

SECOND FLOOR
PLAN

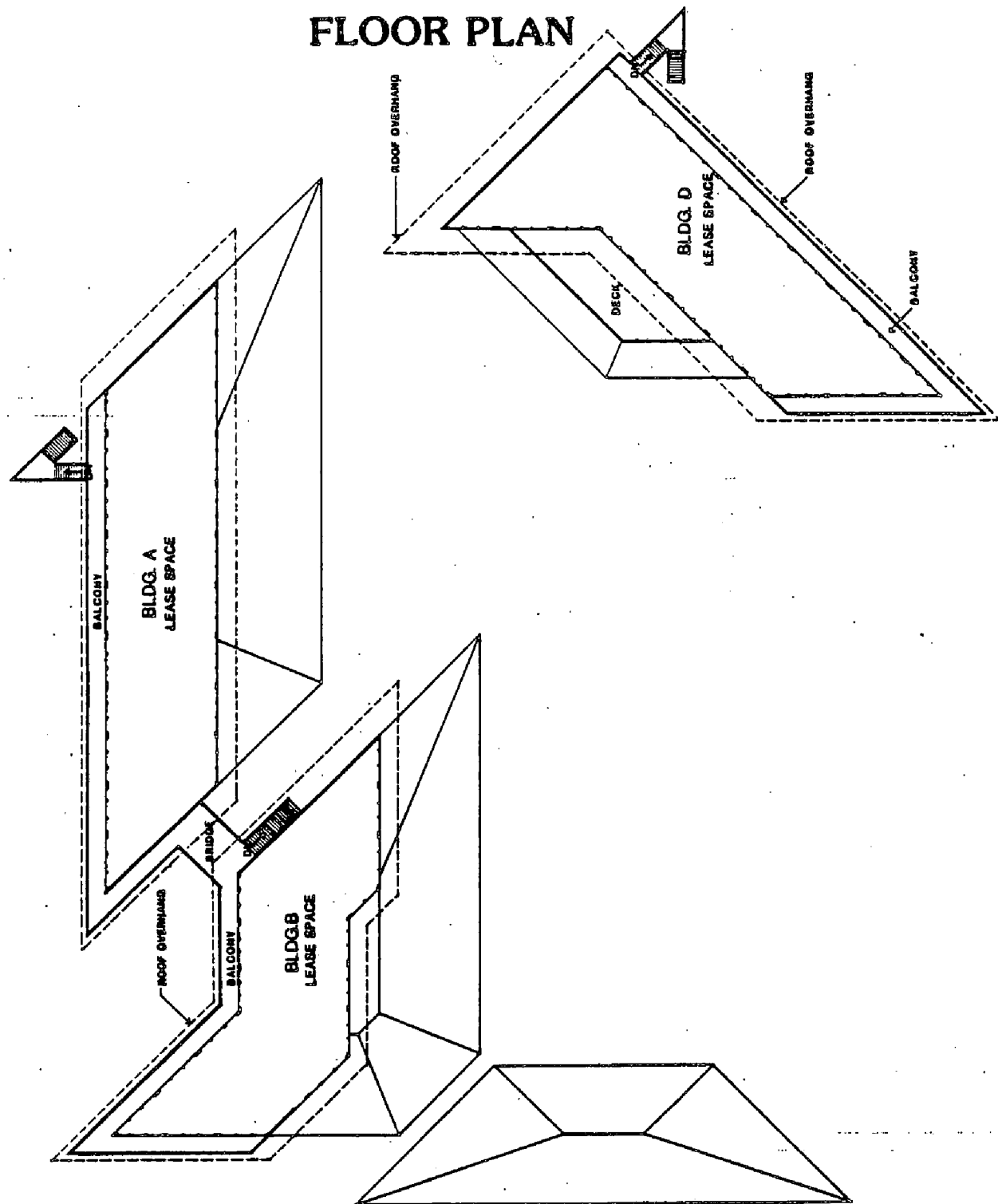
RIVERLAKE
DEVELOPMENT
OFFICE

Sheet No.



A.3

EXHIBIT F FLOOR PLAN



SECOND FLOOR PLAN 10408 G.B.F.

00128

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

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

- 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)			

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.

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 \pm 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 \pm 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.

CITY PLANNING COMMISSION

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

APPLICANT	FORRAR WILLIAMS ARCHITECTS, 1418 20th Street, Sacramento, CA 95814		
OWNER	L & P DEVELOPMENT, 6355 Riverside Blvd., Sacramento, CA 95831		
PLANS BY	FORRAR WILLIAMS ARCHITECTS, 1418 20th Street, Sacramento, CA 95814		
FILING DATE	7/15/88	ENVIR. DET.	Neg. Dec. 9/29/88
ASSESSOR'S PCL. NO.	031-1030-021		
REPORT BY	JJP:vf		

- APPLICATION:
- A. Negative Declaration
 - B. Amend General Plan for 3.1+ acres from Low Density Residential (4-15 du/na) to Community Neighborhood Commercial and Offices.
 - C. Amend Pocket Community Plan for 3.1+ acres from Low Density Residential (3-6 du/na) to Business/Professional Offices.
 - D. Rezone 3.1+ acres from R-1-PUD to OB-PUD.
 - E. LPPT-PUD Schematic Plan Amendment to redesignate Site 13 for office use.
 - F. LPPT-PUD Development Guidelines Amendment to add references to office building use in the LPPT-PUD.
 - G. Special Permit to develop a 45,000+ sq. ft. office complex on 3.1+ acres in the OB-PUD zone and LPPT PUD.
 - H. Special Permit to develop an office complex which exceeds 40,000 sq. ft. in the OB PUD zone.
 - I. Variance to reduce the 15 ft. rear yard setback to zero in the OB PUD zone.

LOCATION: West side Lake Front Drive, 700+ ft. south of Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 45,000+ sq. ft. office complex on Site 13 in the LPPT-PUD (aka Riverlake)

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/ac
Pocket Community Plan Designation:	Residential 3-6 du/ac
LPPT-PUD Schematic Plan:	Recreation Center (Site 13)
Existing Zoning of Site:	R-1 PUD
Existing Land Use of Site:	Vacant

00130

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			
West : Lake, Marina/picnic area; A & R-1 PUD	Rear:	15'	0'

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

Height and Square Footage of Buildings:

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

Exterior Building Materials: Wood clapboard and tinted glass
 Roof Material: Concrete tile roof

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

A. Existing Land Use and Zoning

The subject site consists of 3.1 acres located in the Single Family (R-1) zone and LPPT-PUD. Surrounding land uses are vacant land designated for residential development in the Multiple Family (R-3-PUD) and Single Family Alternative (R-1A-PUD) zones to the north, south and east, and the lake and a small marina/picnic area to the west. The site is designated Residential (4-15 du/ac) by the General Plan and Residential (3-6 du/ac) by the Pocket Community Plan. The LPPT-PUD Schematic Plan designates the site for a recreation center (Site 13).

B. Proposed Land Use and Zoning

The applicant is requesting the necessary entitlements to redesignate the site from recreation center to office and construct a 45,000 square foot office complex on the site. The complex would consist of four buildings: one 2,455 sq. ft. one story building and three two story buildings ranging in size from 13,000+ to 15,000+ sq. ft. The applicant is requesting this change in land use designation for two reasons:

1. instead of creating one large recreation center, the owner/developer has placed smaller marinas/picnic areas adjacent to the lake, including the homeowner's association office/marina at the southwest corner of the lake; and
2. The owner/developer, unable to find anyone who is interested in developing a large recreation center at the subject site, wishes to redesignate the site to allow a land use that would be compatible with surrounding future multiple family residential uses. The owner/developer intends for the office complex to serve the community and not to have large tenants such as a state agency.

Planning staff finds that the smaller marina/picnic areas placed throughout the PUD area will provide adequate access to the lake and open space for the residents of the development. An office development with local serving tenants should be a compatible land use with future multiple family development planned for the area. Staff finds that large office tenants would not be appropriate for the surrounding residential area and more ideally suited for Greenhaven Executive Park or Southwest Office Park both locate in the Pocket Community Plan area and north of LPPT-PUD. Therefore, to insure that community-serving tenants occupy the proposed office complex, Planning staff recommends that the maximum square footage that can be leased by one tenant in the office complex should be limited to 7,500 sq. ft.

C. Site Plan Design

The OB zone requires a five foot side yard setback and a 15 foot rear yard setback. The rear yard of the subject lot is not adjacent to another office lot or residential lot, however, but is next to the lake. The applicant, therefore, has designed the office complex to take advantage of the lake with a portion of three of the buildings encroaching in the 15 ft. setback area and a portion of the roofs of buildings B and D overhanging the lake. The project is also designed with a 20 foot building setback along the north property line adjacent to future residential use and the south property line adjacent to a park node. Planning staff has no objection to the reduction of the rear yard setback as the rear yard is adjacent to the lake and the applicant has provided a greater setback along the sideyard property lines where the office complex would have more of an impact on adjacent residents of the area. The Building Division has indicated that there should not be a problem with a portion of the roofs overhanging the lake.

A landscape plan has been included with the project. Features of the plan include a bermed lawn adjacent to Lake Front Drive and evergreen screening trees along the north property line adjacent to the future residential use. Planning staff finds this preliminary landscape plan

to be adequate. Revised landscape, shading and irrigation plans shall be required to be submitted prior to issuance of building permits.

The 45,000+ sq. ft. office complex is required to have 113 parking spaces. One hundred thirty-one (131) parking spaces are indicated on the site plan which is sufficient for the proposed use. Minor modifications will need to be made to the proposed plan, however, as some of the parking stalls indicate a substandard maneuvering area of 21 feet. The applicant should also be aware that medical offices are calculated at a higher parking ratio than general offices (1 space per 200 square feet) and that additional parking spaces over 113 spaces would be required if medical offices were proposed.

A six foot high solid wall will be required along the property lines adjacent to residential zones/uses. Planning staff recommends that the wall incorporate a decorative element.

A trash enclosure and monument sign are indicated on the site plan. These items will be subject to the design requirements of the LPPT-PUD Guidelines.

D. Building Design

Proposed materials for the four office buildings are wood clapboard siding, tinted glass, painted metal railing along the second floor walkways and balconies, and concrete tile roofs. The applicant has extended the roof overhangs to give the roof lines the appearance of boat sails keeping with the nautical theme of the Riverlake development. Staff finds that the proposed design and materials will be compatible with existing and future residential development in the area.

E. LPPT-PUD Development Guidelines and Schematic Plan Amendments

Minor modifications to the PUD'S development guidelines and schematic plan are required in order to designate the site for office use. Staff has prepared amendments to the guidelines and schematic plan which are appropriate if the applicant's request to develop an office complex on the site is approved (Exhibits A and B).

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 subject to the following mitigation measure:

If unusual amounts of bone, stone, or 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 measures to reduce any archaeological impact to a less than significant effect before construction resumes.

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 3.1+ 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 3.1+ acres from Low Density Residential (3-6 du/na) to Business/Professional Offices and forward to City Council.
- D. Recommend approval of the rezoning 3.1+ acres from R-1 PUD to OB PUD and forward to City Council.
- E. Recommend approval of the LPPT-PUD Schematic Plan Amendment to redesignate site 13 for office use and forward to City Council.
- F. Approve the LPPT-PUD Development Guidelines Amendment to add references to office building use in the LPPT-PUD as shown in Exhibit A.
- G. Approve the Special Permit to develop a 45,000+ square foot office complex on 3.1+ acres in the OB zone and LPPT PUD subject to conditions and based upon findings of fact which follow.
- H. Approve the Special Permit to develop an office complex which exceeds 40,000 square feet in the OB PUD zone subject to conditions and based upon findings of fact which follow.
- I. Approve the variance to reduce the 15 foot rear yard setback to zero in the OB PUD zone 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

10/13/88

10/13/88

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."

*(Amended by staff
10/13/88)*

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 requirement 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 measures 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 revise the submitted site plan to indicate the minimum parking stall width, depth and maneuvering area required by the Zoning Ordinance.

00135

Findings of Fact - Special Permit & Variance

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.

00136

STATEMENT OF INTENT

- A. We propose to rezone an existing parcel in the Riverlake Development from a R-1 PUD to an O-B zone.
- B. The proposed office complex would consist of three 2 story buildings and one 1 story building totaling 45,000 G.S.F. The project is strategically located directly on Riverlake, adjacent to a marina, and creates a new marina which the buildings cluster around. The space is intended to be leased to smaller individual tenants catering to local residents. Parking proposed is quite generous, 113 stalls were required and we're proposing 132. See site plan for additional information.
- C. We feel that the project would be a tremendous asset to the local community. The project would provide local residents with a variety of small professional businesses. When considered with the other local commercial center, both projects would provide the Riverlake Development with a comprehensive variety of services, and the sense of a complete community. Visually the buildings have been designed to utilize residential forms and materials while still imparting a prominent image.

00127

P88308

P88308