

12
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	EKA of Sacramento, c/o Judy Komar, P.O. Box 2378, Rancho Cordova, CA 95741-2378				
OWNER	Dr. Reza Abbaszadeh, D.D.S., Inc., 7315 Stockton Boulevard #3, Sacramento, CA 95823				
PLANS BY	EKA of Sacramento, c/o Judy Komar, P.O. Box 2378, Rancho Cordova, CA 95741-2378				
FILING DATE	March 20, 1992	ENVIR. DET.	Exempt 15301 (a) & 15305	REPORT BY:	D.Holm
ASSESSOR'S PCL. NO.	251-0044-002-0000				

APPLICATION: Variance to waive three of the required 30 parking spaces for a proposed 6,601± square foot medical/dental office to be located on 0.43± developed acres in the General Commercial (C-2) zone.

LOCATION: 3945 Marysville Boulevard
(Council District # 2)

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required parking from 30 spaces to 27 spaces in order to locate a 6,061± square foot dental/medical office within the existing commercial building on the subject site.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Vacant Commercial Building

Surrounding Land Use and Zoning:

North:	Vacant; R-2A
South:	Commercial; C-2
East:	Commercial; C-2
West:	Single Family; R-1

Property Dimensions:	156' x 120'
Property Area:	0.43± acres
Total Available Leased Area:	6,061 sq. ft.
Parking Required:	30 spaces
Existing Parking:	27 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLICATION NO. P92-067

MEETING DATE: May 28, 1992

ITEM NO. 6

000387

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site is developed with an existing office building on 0.43± acres in the General Commercial (C-2) zone. The site is designated for community/neighborhood commercial and offices in the General Plan and the 1984 North Sacramento Community Plan designates the site for retail/general commercial. In addition, the subject site is located within the boundaries of the Del Paso Heights Redevelopment Area. The surrounding land use and zoning are: vacant land, zoned Multiple Family (R-2A), on the north; commercial businesses, zoned General Commercial Review (C-2), to the south and east; and single family residences, zoned Standard Single Family (R-1), to the west.

B. Applicant's Proposal

The applicant is requesting to locate a medical/dental office within the existing 6,061 square foot office building located at the southwest corner of North Avenue and Marysville Boulevard. In order to allow medical offices to locate within the existing building the applicant is required to provide the required parking for a medical office (1 space per 200 square feet of gross floor area). The subject site currently has pavement in front of and behind the existing building. The applicant has submitted a site plan indicating how the parking area will be striped in order to provide 27 parking spaces on-site. As the office building is 6,601± square feet the applicant is requesting to waive three of the required 30 parking spaces.

C. Parking Analysis

The subject site was previously utilized for retail and commercial businesses. The existing building has been vacant since March of 1992 when a medical supply company moved out. The current property owners would like to operate a medical and dental facility at this location. In the vicinity of the subject site there currently are no other medical or dental facilities which provide medical services to the community. As the previous uses were retail and commercial the existing site does not have adequate parking for medical offices. In order to utilize the building entirely for medical offices the applicant is requesting to waive 3 of the 30 parking spaces that are required for the 6,061 square foot building.

Planning staff has met with the applicant in regards to the existing paved area to the rear of the existing building which is adjacent to the alley along the western property line. The applicant's original proposal involved utilizing the alley for access to the proposed parking area; however, the applicant has been informed by the Development Services Division of Public Works that if the alley is utilized they will be required to pave the alley the entire length of their property. In order to reduce the financial impacts of the proposed project the applicant has redesigned the parking lot in order to utilize on-site parking, maneuvering and driveways. In addition they are also requesting to install a six foot high wrought iron fence along the western property line adjacent to the alley to insure that the alley is not utilized by visitors or employees of the medical/dental facility. In addition to the fencing along the alley the applicant is also proposing to install wrought iron fences

and gates around the entire property. The applicant will need to work with the Traffic Engineering and Development Services Divisions in determining the placement of the proposed gates that will close off the driveways, during non-business hours, prior to installation of the fencing.

The existing site currently does not meet the Zoning Ordinance requirements for landscaping and shading. As part of the remodel to the existing building the project was required to go through the Design Review staff for approval of the exterior renovations and the parking lot layout. The landscape plan (See Exhibit B) which was submitted by the applicant and has been approved by Design Review staff indicates that approximately 50% of the paved surface will be shaded. In addition to providing parking lot tree shading the applicant will also be installing planters along North Avenue and Marysville Boulevard and within the parking lot.

In order to utilize the adjacent alley for maneuvering the alley will be required to be paved according to City standards. The applicant has submitted a revised site plan (Exhibit E) which would not require the use of the alley. Planning staff has met with staff from Traffic Engineering and Development Services to review the revised parking plan and have no objections to the revised plan as shown on Exhibit E. In order to utilize the revised parking plan the large planter to be located along the alley will be eliminated. Planning staff recommends that the applicant submit a revised landscape plan for review and approval prior to issuance of building permits.

The subject site is a corner parcel which has frontage on Marysville Boulevard which does not permit on-street parking and North Avenue which does permit on-street parking. In discussions with the applicant Planning staff recommended that additional bicycle parking be provided on the subject site in order to encourage customers and employees to ride their bikes. The applicant has agreed to install two Class I bicycle lockers which can accommodate four bicycles and a Class III bike rack will also be installed. As the surrounding area is not serviced by medical or dental offices and the existing building was constructed prior to the current parking lot standards and additional on-street parking is available Planning staff has no objections to the requested variance to waive three parking spaces.

D. Signage

The subject site is a corner parcel zoned General Commercial (C-2) which allows for two detached signs. In reviewing the applicant's renovation plans Design Review staff recommended that the existing pole sign be removed and a monument sign be utilized for the detached sign. Due to the proximity of the eastern driveway along North Avenue a monument sign could not be utilized unless additional parking spaces were removed in order to meet the minimum required distance from driveways and property lines. As the existing pole sign was constructed and permitted approximately one year ago and the sign is approximately only 14 feet in height Planning staff has no objections to the existing pole sign being retained provided that the subject site be restricted to one detached sign. As the subject site is within the boundaries of the Del Paso Heights Redevelopment Area the applicant will be required to submit revised sign plans to Design Review staff for review and approval prior to issuance of sign permits.

E. Agency Comments

The proposed project was reviewed by the Transportation Division, Engineering Development Services, Building Inspections, Fire, and Waste Removal Division. The following comments were received:

Engineering Development Services

1. The alley adjacent to the parcel shall be constructed to City standards;
2. Replace driveways to be abandoned with curb, gutter and standard sidewalks.

Traffic Engineering

1. The proposed monument sign shall be designed to meet the City's visibility requirements.
2. The applicant shall submit a revised parking plan to the Traffic Engineering Division for approval prior to issuance of building permits.

F. Neighborhood Comments

The proposed project is within the boundaries of the Del Paso Heights PAC (Project Area Committee). Planning staff routed the proposed project to the PAC and the following comment was received:

Del Paso Heights PAC

We see this as a positive and needed development and are therefore not opposed to the waiver of the three parking spaces.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15031 (a) and 15305).

RECOMMENDATION: Staff recommends that the City Planning Commission approve the variance to waive three of the required 30 parking spaces in order to locate a medical/dental office within the existing building subject to conditions and based upon findings of fact which follow.

Variance Conditions

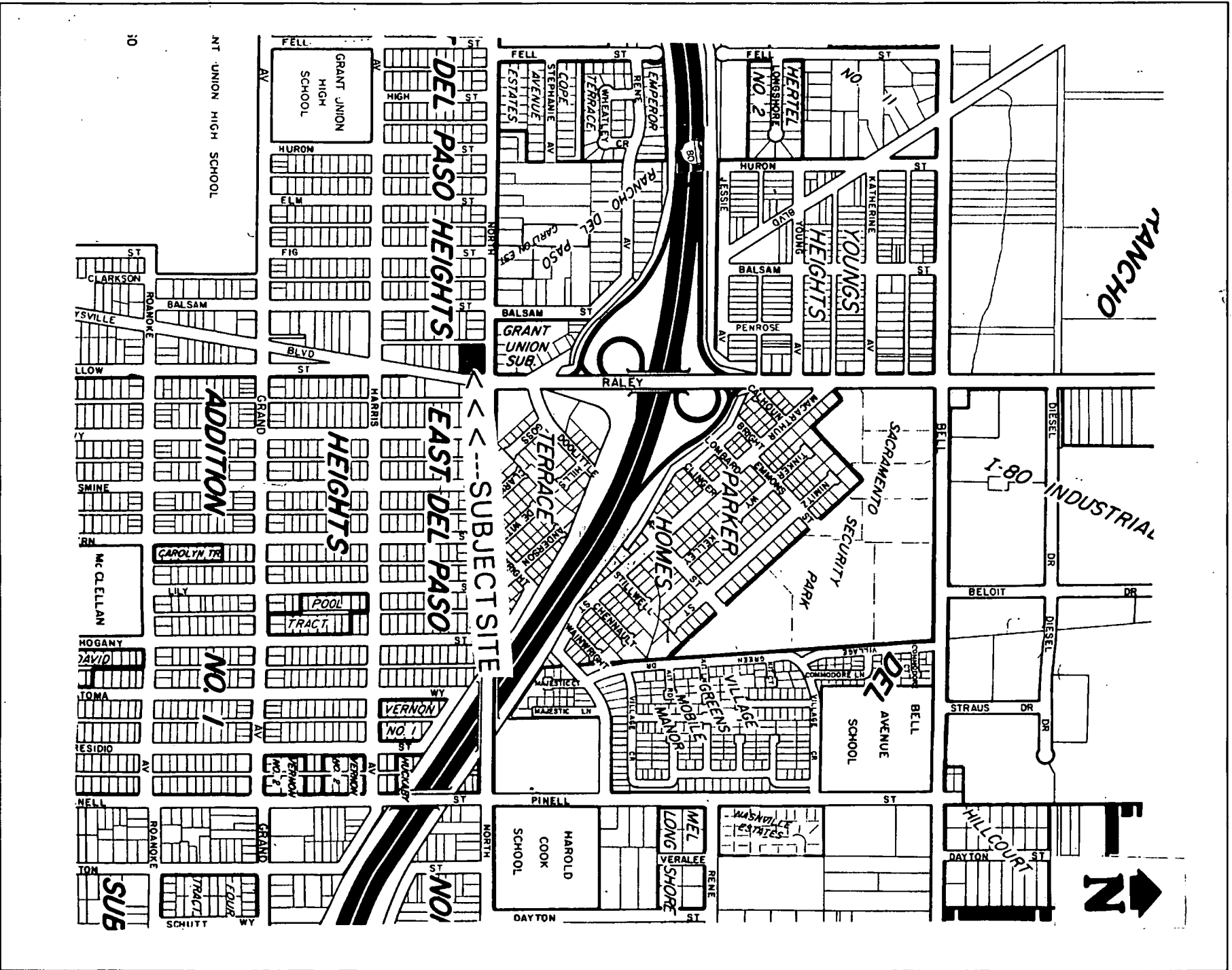
1. The parking lot shall be revised to include the striping as shown on Exhibits E attached;
2. The applicant shall submit a revised landscape plan to the Planning Director for review and approval prior to issuance of building permits;
3. The applicant shall submit detailed sign plans indicating the height and design of the sign copy to the Planning Director and Design Review staff for review and approval prior to issuance of sign permits;

000340

4. The detached pole sign for the subject site shall not exceed the overall height of the existing pole sign (approximately 14 feet);
5. Only one detached sign shall be permitted on the subject site;
6. The applicant shall obtain approval from the Public Works Department on the location of the proposed fencing and gates that will enclose the subject site prior to installation of the fencing; and
7. The applicant shall submit a site plan to the Traffic Engineering Division prior to issuance of building permits.
8. In order to mitigate the three vehicle parking spaces which have been waived the applicant shall provide the following:
 - a. 2 - Class I bicycle lockers which can accommodate 4 bicycles; and
 - b. 1 - Class III bicycle rack which can accommodate a minimum of 3 bicycles.

Findings of Fact:

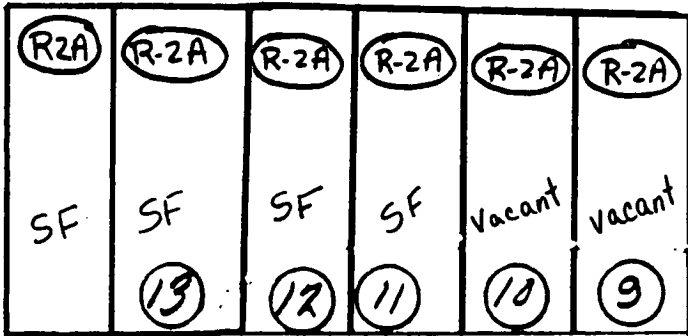
1. Granting the variance does not constitute a special privilege in that other property owners facing similar circumstances would be granted a variance.
2. Granting the variance does not constitute a use variance in that medical/dental offices are allowed in the General Commercial (C-2) zone.
3. The project will not be injurious to public safety in that adequate landscaping, parking, maneuvering and walkways have been provided.
4. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices and the 1984 North Sacramento Community Plan which designates the site retail/general commercial. Medical/Dental Offices and parking lots are an allowed use in commercial zones.



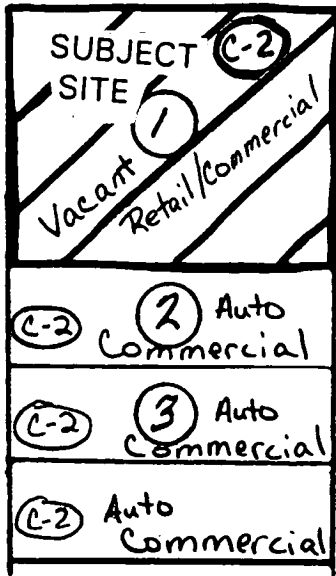
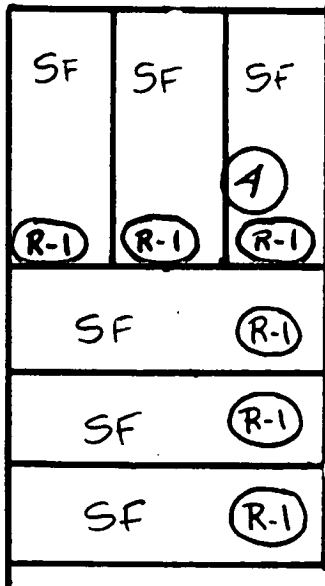
VICINITY MAP



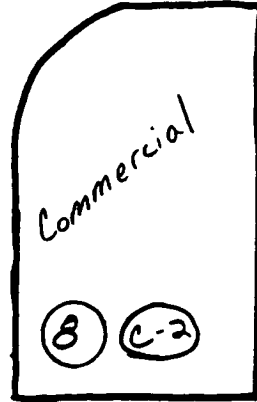
Balsam Street



North

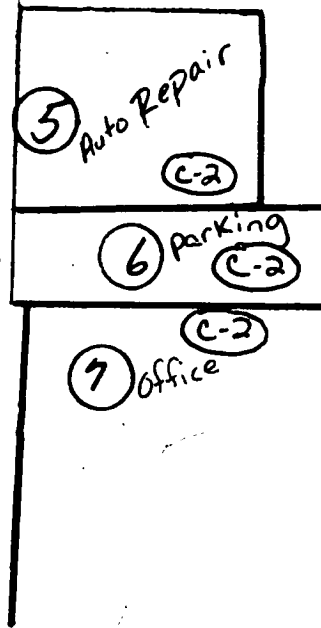


Boulevard



Avenue

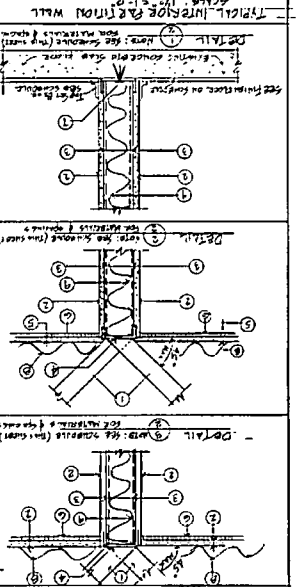
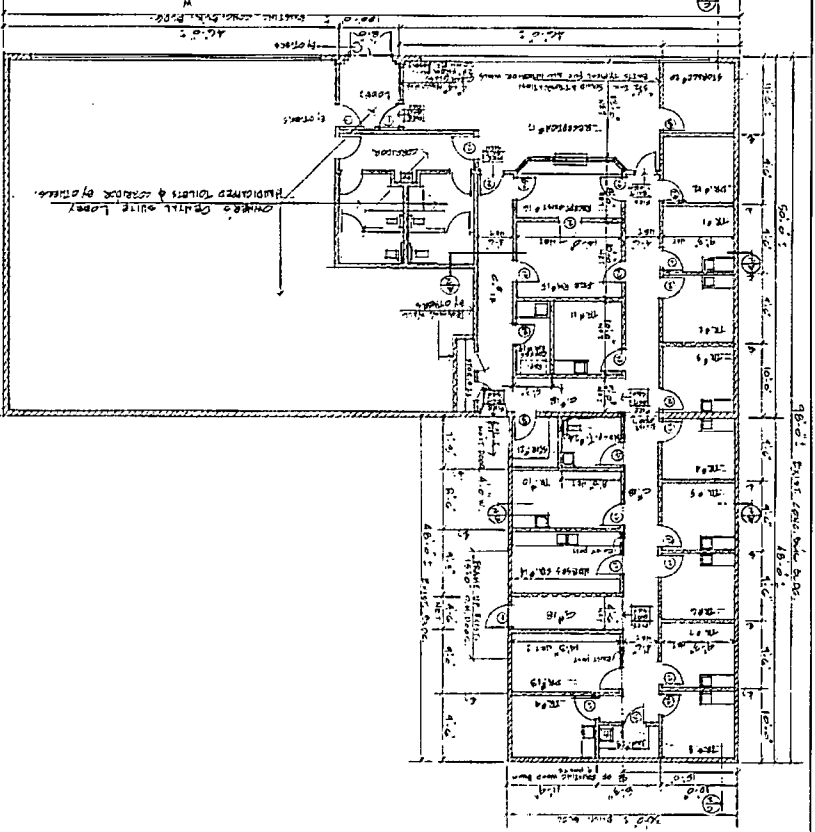
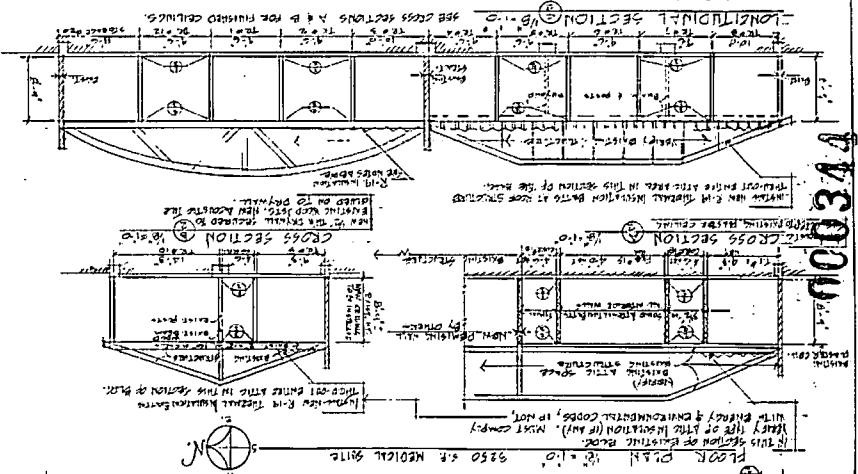
Marysville



* Entire Page is Within the Del Paso Heights Redevelopment Area.

LAND USE & ZONING MAP

000343



NO TBS ON MATERIALS & SPACING AS SHOWN ON SECTIONS & DETAILS

1. 2" x 4" WOOD STUDS @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

2. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

3. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

4. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

5. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

6. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

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9. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

10. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

11. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

12. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

13. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

14. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

15. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

16. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

17. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

18. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

19. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

20. 1/2" GYPSUM BOARD @ 16" O.C. WITH 1/2" MIN. THICK GYPSUM BOARD ON TOP & METAL STUDS.

ROOM FINISH SCHEDULE

ROOMS TO BE PAINTED: ALL ROOMS TO BE PAINTED WITH SEMI-GLOSS WHITE PAINT. ALL ROOMS TO BE PAINTED WITH SEMI-GLOSS WHITE PAINT. ALL ROOMS TO BE PAINTED WITH SEMI-GLOSS WHITE PAINT.

ROOM	NO.	FINISH	QTY	UNIT	PRICE	TOTAL
OPERATIONS ROOM	101	PAINT	100	SQ. FT.	1.00	100.00
RECEPTION	102	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	103	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	104	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	105	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	106	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	107	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	108	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	109	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	110	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	111	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	112	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	113	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	114	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	115	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	116	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	117	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	118	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	119	PAINT	100	SQ. FT.	1.00	100.00
LABORATORY	120	PAINT	100	SQ. FT.	1.00	100.00

DATE: 9-12-72

REVISIONS

PL. PLAN

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

ROOM FINISH SCHEDULE

DOOR SCHEDULE

SECTION DETAILS

2050 S.E. TENTH IMPROVEMENT (MEDICAL SUITE)

TO BE LOCATED IN AN EXISTING ONE STORY BUILDING IN

2845 UNIVERSITY BLVD. SACRAMENTO, CA. FOR

MODINA MEDICAL CENTER S. S. (30) 414-0180

2818 UNIVERSITY AVE. SACRAMENTO, CA. 95808

OWNER: DR. REAL ABBASZADEH P.D.S. INC.

DR. REAL ABBASZADEH P.D.S. INC.

P.B. De ROSA, ARCHITECT, A.I.A.

1000 UNIVERSITY BLVD. SACRAMENTO, CA. 95804

916 VIA DON SANTI, CATHEDRAL CITY, CA. 92334



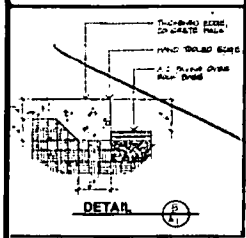
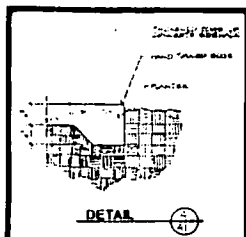
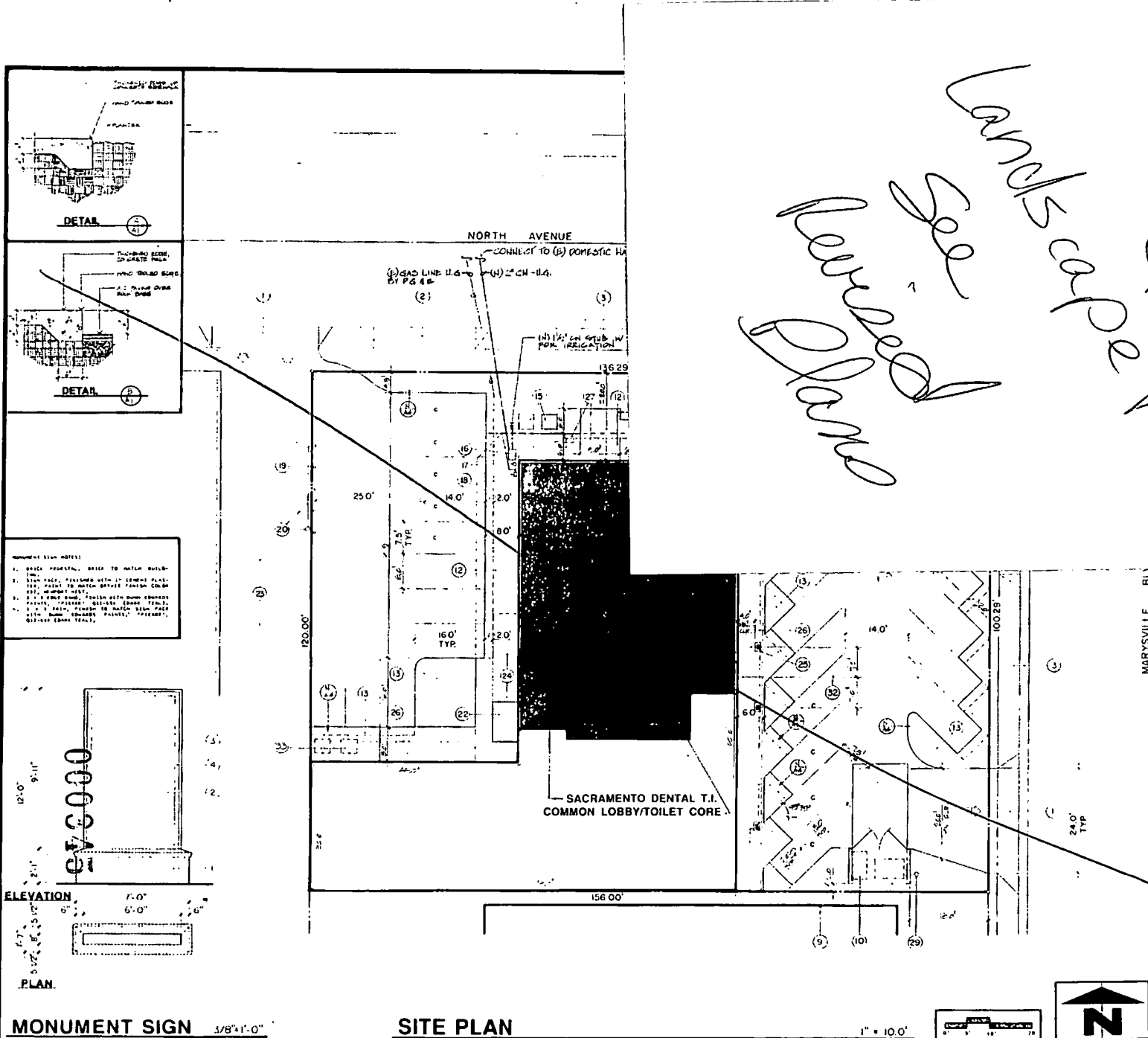
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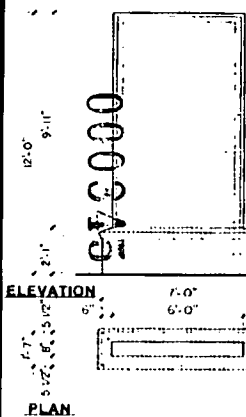
CITY OF SACRAMENTO
CITY PLANNING DIVISION

P92 067

*See Land
Landscape Plan
Site Plan
Superceded*



- MONUMENT SIGN NOTES:
1. SIGN PROPORTION, BASE TO MATCH BUILDING SIGN.
 2. SIGN FACE, FINISHED WITH 1/2" CERAMIC PLATE, 1/4" SPACER TO MATCH EXISTING FINISH. COLOR TO MATCH SIGN.
 3. 1/2" x 1/2" x 1/2" FINISH WITH BUSH ELEMENTS FINISH, FINISHED, 1/4" SPACER, 1/4" FINISH.
 4. 1/2" x 1/2" x 1/2" FINISH TO MATCH SIGN FACE WITH BUSH ELEMENTS FINISH, FINISHED, 1/4" SPACER, 1/4" FINISH.



MONUMENT SIGN 3/8"=1'-0"

SITE PLAN

1" = 10.0'



FKA OF SACRAMENTO AND SAN FRANCISCO

11280 Point East Drive
Suite 230
Rancho Cordova, CA 95742
(916) 631-9555

388 Market Street
Suite 500
San Francisco, CA 94111
(415) 298-3850

SACRAMENTO DENTAL
3945 MARYSVILLE BLVD. SACRAMENTO, CA

FOR:
DR. REZA ABBASZADEH, D.D.S., INC.

SITE PLAN

PROJECT: F-91-057

DATE: 3-2-92

SHEET NO. **A-1**
OF 17



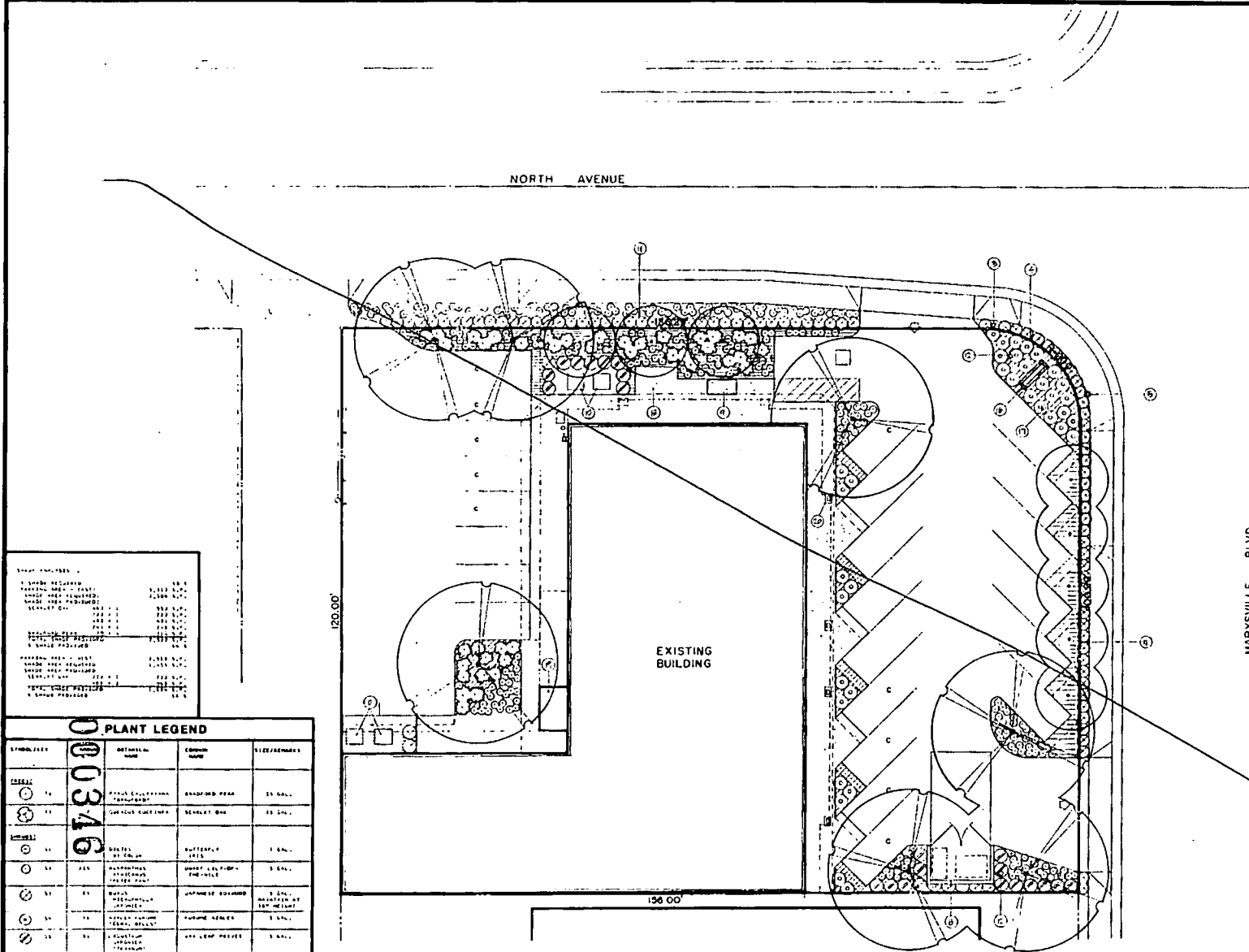
- notes:**
1. PLANT CANNOT BE FROM CONSTRUCTION COMPANY'S AND SHALL BE VERIFIED BY A DISTRICTER BEFORE THE PLAN SHALL BE OPENED.
 2. FERTILIZER LAKE IN ALL PLANTED AREAS SHALL BE 1" BELOW TOP OF EXISTENT CURB OR PAVED SURFACE.
 3. ALL GROUND COVER AND UNDER AREAS SHALL BE 2" LAYER OF MULCH TOP DECKING. NO SOIL MULCH SHALL BE PROVIDED ADJACENT TO PUBLIC STREET FRONTAGE.
 4. UNDER TREE SHALL HAVE 8" MINIMUM BY FULL 1/2" CLEARANCE FROM PEDESTAL GRADE.
 5. ALL PLANTING AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH APPROVED BACK FLOW PREVENTION DEVICES.
 6. UNDER SHALL BE MAINTAINED BY 2" MAXIMUM HEIGHT TO VISUAL CLEARANCE AREAS.
 7. PLANTING IN PARKING LOTS SHALL BE PROVIDED WITH 24" HIGH REINFORCED CONCRETE CURBS.
 8. PAVED SIDE WALKWAY.
 9. PAVED BICYCLE LANE.
 10. PAVED COMPRESSOR PADS.
 11. PAVED BY HIGH ABANDON FROM FENCING AND BARRIERS SHALL BE INSTALLED AT PERIMETER OF PLANTING. SUBJECT TO COUNCIL AND PUBLIC WORKS APPROVAL.
 12. PAVED LIGHT STANDARDS.
 13. EXISTING TREE REMOVAL.
 14. EXISTING SIGN SIGN.
 15. EXISTING STREET LIGHT.
 16. PAVED SIGNMENT SIGN.
 17. EXISTING LIGHT STANDARDS TO BE REMOVED.
 18. PAVED AREA FOR OUTSIDE FURNITURE. PROVIDE 4" x 6" x 4" CONCRETE SLAB ON GRADE.
 19. EXISTING EQUIPMENT AREA.
 20. PAVED BUILDING COLUMN, STAIRS.

PLANT SCHEDULE

1. LINDA ACUTIS	1.00	10.0
2. LINDA ACUTIS	1.00	10.0
3. LINDA ACUTIS	1.00	10.0
4. LINDA ACUTIS	1.00	10.0
5. LINDA ACUTIS	1.00	10.0
6. LINDA ACUTIS	1.00	10.0
7. LINDA ACUTIS	1.00	10.0
8. LINDA ACUTIS	1.00	10.0
9. LINDA ACUTIS	1.00	10.0
10. LINDA ACUTIS	1.00	10.0

PLANT LEGEND

SYMBOL	DESCRIPTION	COMMON NAME	QUANTITY
①	FRUIT CACTUS	SHADY PEAR	10 GAL.
②	SHADE PLANT	SHADE PLANT	10 GAL.
③	SHADE PLANT	SHADE PLANT	10 GAL.
④	SHADE PLANT	SHADE PLANT	10 GAL.
⑤	SHADE PLANT	SHADE PLANT	10 GAL.
⑥	SHADE PLANT	SHADE PLANT	10 GAL.
⑦	SHADE PLANT	SHADE PLANT	10 GAL.
⑧	SHADE PLANT	SHADE PLANT	10 GAL.
⑨	SHADE PLANT	SHADE PLANT	10 GAL.
⑩	SHADE PLANT	SHADE PLANT	10 GAL.
⑪	SHADE PLANT	SHADE PLANT	10 GAL.
⑫	SHADE PLANT	SHADE PLANT	10 GAL.
⑬	SHADE PLANT	SHADE PLANT	10 GAL.
⑭	SHADE PLANT	SHADE PLANT	10 GAL.
⑮	SHADE PLANT	SHADE PLANT	10 GAL.
⑯	SHADE PLANT	SHADE PLANT	10 GAL.
⑰	SHADE PLANT	SHADE PLANT	10 GAL.
⑱	SHADE PLANT	SHADE PLANT	10 GAL.
⑲	SHADE PLANT	SHADE PLANT	10 GAL.
⑳	SHADE PLANT	SHADE PLANT	10 GAL.



LANDSCAPE PLAN

1" = 10.0'



11290 Point East Drive
Suite 230
Rancho Cordova, CA 95742
(916) 631-9555

388 Market Street
Suite 500
San Francisco, CA 94111
(415) 296-3850

SACRAMENTO DENTAL

3945 MARYSVILLE BLVD.
SACRAMENTO, CA

FOR:
DR. REZA ABBASZADEH,
D.O.S., INC.

LANDSCAPE PLAN

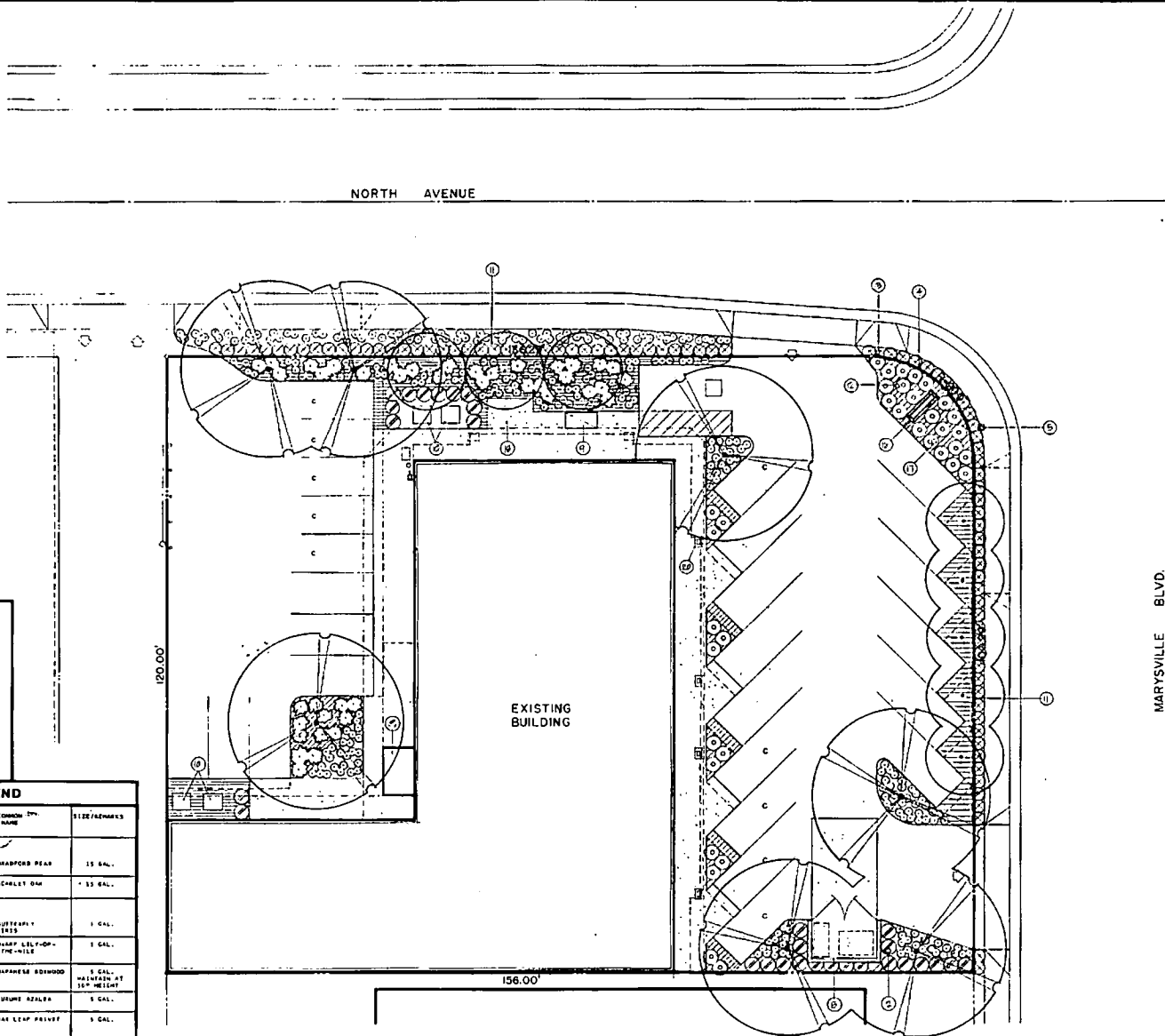
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sheet no. L-1

3-2-92 of 17

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CITY OF SACRAMENTO
CITY PLANNING DIVISION
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LAND ANALYSIS

SHADE REQUIRED:	18.3
PARKING AREA - WEST:	3,410 S.F.
SHADE AREA PROVIDED:	7,148 S.F.
SHADE AREA PROVIDED:	860 S.F.
SCHEDULE ONE:	227 S.F.
227 S.F.	227 S.F.
227 S.F.	227 S.F.
227 S.F.	227 S.F.
227 S.F.	227 S.F.
TOTAL SHADE PROVIDED:	7,148 S.F.
SHADE PROVIDED:	18.3

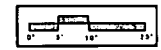
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227 S.F.	227 S.F.
227 S.F.	227 S.F.
227 S.F.	227 S.F.
TOTAL SHADE PROVIDED:	7,148 S.F.
SHADE PROVIDED:	18.3

PLANT LEGEND

SYMBOL/LET	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
(Symbol) T1	8	SPYRUS CALIFORNICUS "SHARPFORSYTHII"	SHARPFORSYTH	12 GAL.
(Symbol) T2	7	QUERCUS	SCHELET OAK	12 GAL.
(Symbol) S1	35	DIETES "BY-COLOR"	BUTTERFLY BUSH	1 GAL.
(Symbol) S2	118	HEMANTHUS "PETER"	DAFF. LILY-OP- TINE-WHITE	1 GAL.
(Symbol) S3	13	BUXUS "MISOGONIA"	JAPANESE BOXWOOD	5 GAL. HEIGHTEN AT 12" HEIGHT
(Symbol) S4	38	AZALEA AURUM "EMERALD"	SURUME AZALEA	5 GAL.
(Symbol) S5	11	LYGNETHUM "JAPONICA"	WAX LEAF PRINCE	5 GAL.
(Symbol) S6	38	PITISPORUM "IDEIRA"	"WHEELER'S BUSH"	1 GAL.
(Symbol) S7	-	FENICE MINOR	DAFFY PERIWINKLE	PLANT 12" O.C. TERRAZZO CONCRETE
(Symbol) S8	-	TRACHELOSPERUM "LASHING"	STAR JASMINE	1 GAL. HEIGHTEN AT 12" O.C. TERRAZZO CONCRETE

LANDSCAPE PLAN

1" = 10.0'



- notes:
- LANDSCAPE NOTES:
1. PLANT COUNT IS FOR CONTRACTOR CONVENIENCE AND SHALL BE ADJUSTED BY A DISCREPANCY EXISTS THE PLAN SHALL GOVERN.
 2. FINISH GRADE IN ALL PLANTER AREAS SHALL BE 1" BELOW TOP OF ADJACENT CURB OR PAVED AREAS.
 3. ALL EXISTING COVER AND SPUR AREAS SHALL RECEIVE A 2" LAYER OF MASON TOP DRESSING. NO BANK MUCH SHALL BE PROVIDED ADJACENT TO PUBLIC STREET FRONTAGE.
 4. SHADE TREES SHALL HAVE A MINIMUM 5' FOLIAGE CLEARANCE FROM FINISH GRADE.
 5. ALL PLANTER AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH APPROVED BACKFLOW PREVENTION DEVICES.
 6. SIGNAGE SHALL BE MAINTAINED AT 12" MAXIMUM HEIGHT IN RIGHT CLEARANCE AREAS.
 7. PLANTERS IN PARKING LOTS SHALL BE PROTECTED WITH SIX INCH HIGH-RISE CONCRETE CURBS.
 8. PROPOSED FASH ENCLOSURE.
 9. PROPOSED BICYCLE LOCKER.
 10. PROPOSED COMPRESSOR PANS.
 11. PROPOSED 6" HIGH WADING LATES SHALL BE INSTALLED PROPOSED SUBJECT TO HOA'S APPROVAL.
 12. PROPOSED LIGHT STANDAR
 13. EXISTING FERRI HYDRANT.
 14. EXISTING STOP SIGN.
 15. EXISTING STREET LIGHT.
 16. PROPOSED MONUMENT SIGN
 17. EXISTING LIGHT STANDAR
 18. PROPOSED AREA FOR OFFICE FLOOR BY A 3' x 3' x 1" CONC.
 19. EXISTING EQUIPMENT ROOM
 20. PROPOSED BUILDING COLOR



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SACRAMI
DENT/
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SACRAMENT

FOR:
DR. REZA ABBASZADEH
D.O.S., INC.

LANDSCAPE PLAN	
sheet no.	
F-91-057	L-1
3-2-92	of 17

LANDSCAPE PLAN

EXHIBIT - B

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