

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gene S. Porter, Inc. 2041 Hallmark Drive, Sacramento, Ca. 95825		
OWNER	Joe Val and Tosh G. Yamamoto, 7220 Greenhaven Dr. Suite #7 Sacramento		
PLANS BY	Gene S. Porter, Inc. 2041 Hallmark Drive, Sacramento, Ca.		
FILING DATE	8-20-82	50 DAY CPC ACTION DATE	REPORT BY: TM:mm
NEGATIVE DEC.	9-13-82	EIR	ASSESSOR'S PCL. NO. 031-430-05

APPLICATION:

1. Negative Declaration
2. Amendment of the LakeCrest Village PUD Schematic Plan to increase the building size for parcel 5 from 5,000 sq.ft. to 6,014 sq.ft. and to reduce the setback from 45 feet to 37 feet along Greenhaven Drive
3. Special Permit

LOCATION: 7210 Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop an office building which exceeds the square footage and projects into the required setback as designated on the LakeCrest PUD Schematic Plan

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1976 South Pocket Community  
Plan Designation: Business and Professional Offices  
Existing Zoning of Site: OB-R  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Offices; and OB-R  
South: Offices, and OB-R  
East: Shopping Center, and SC-R  
West: Offices, and OB-R

Parking Required: 24 spaces  
Parking Provided: 24 spaces  
Parking Ratio: 1 space per 250 gross sq.ft. of building area  
Property Dimensions: Irregular  
Property Area: 0.55±  
Square Footage of Building: 6,014 gross sq.ft.  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Rough Sawn Plywood

BACKGROUND INFORMATION: On August 30, 1978 the City Council approved an amendment of the Lake Crest Village Planned Unit Development, as well as a Special Permit, which designated the subject site for office uses (P-8237).

002515

APPLC. NO. 82-201

ING DATE September 23, 1982

CPC ITEM NO. 20

These entitlements were also approved with an amendment to the schematic plan which designated each building site with height, square footage, and setback requirements. The subject site was designated for one-story office building with a maximum of 5,000 square feet and setback of 45 feet from Greenhaven Drive. The applicant is requesting that the schematic plan be amended to increase the square footage to 6,000 square feet and decrease the setback to 37 feet.

STAFF EVALUATION: Staff finds that the requested increase in square footage and decrease in setback do not constitute substantial deviations from the original Special Permit and the PUD Schematic Plan and therefore staff supports the applicant's proposal.

In support of this determination, staff notes that other such increases in square footage have been granted and that the proposed 37 foot setback will exceed the setbacks of other office structures within the PUD.

Staff, however, does have the following comments relative to the specifics of this proposal;

1. The design of the proposed structure appears to be compatible with the existing office buildings and the PUD Guidelines. Staff notes that the proposed trash enclosure must be constructed out of materials compatible with the proposed structure.
2. The applicant should be aware that the project will have to comply with the City 50-percent shading requirement for surfaced areas and that the building permit application will have to incorporate a detailed landscape, irrigation, and shading plan.
3. All other aspects of the project, signage, front yard landscaping, etc., must comply with the Lake Crest Village PUD Guidelines.

STAFF RECOMMENDATION: Staff recommends the following actions:

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;

Conditions:



- 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.

002516

Findings of Fact:

1. The Special Permit, as conditioned, is based upon sound principles of land use in that the project will maintain relatively the same setbacks as other office buildings in the PUD.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that the required parking will be provided and the requested increase in square footage and decrease in setback will not reduce visibility or otherwise impact adjacent properties or the general public.
3. The Special Permit is consistent with the Lake Crest PUD designation in that the office use is permitted at this location.

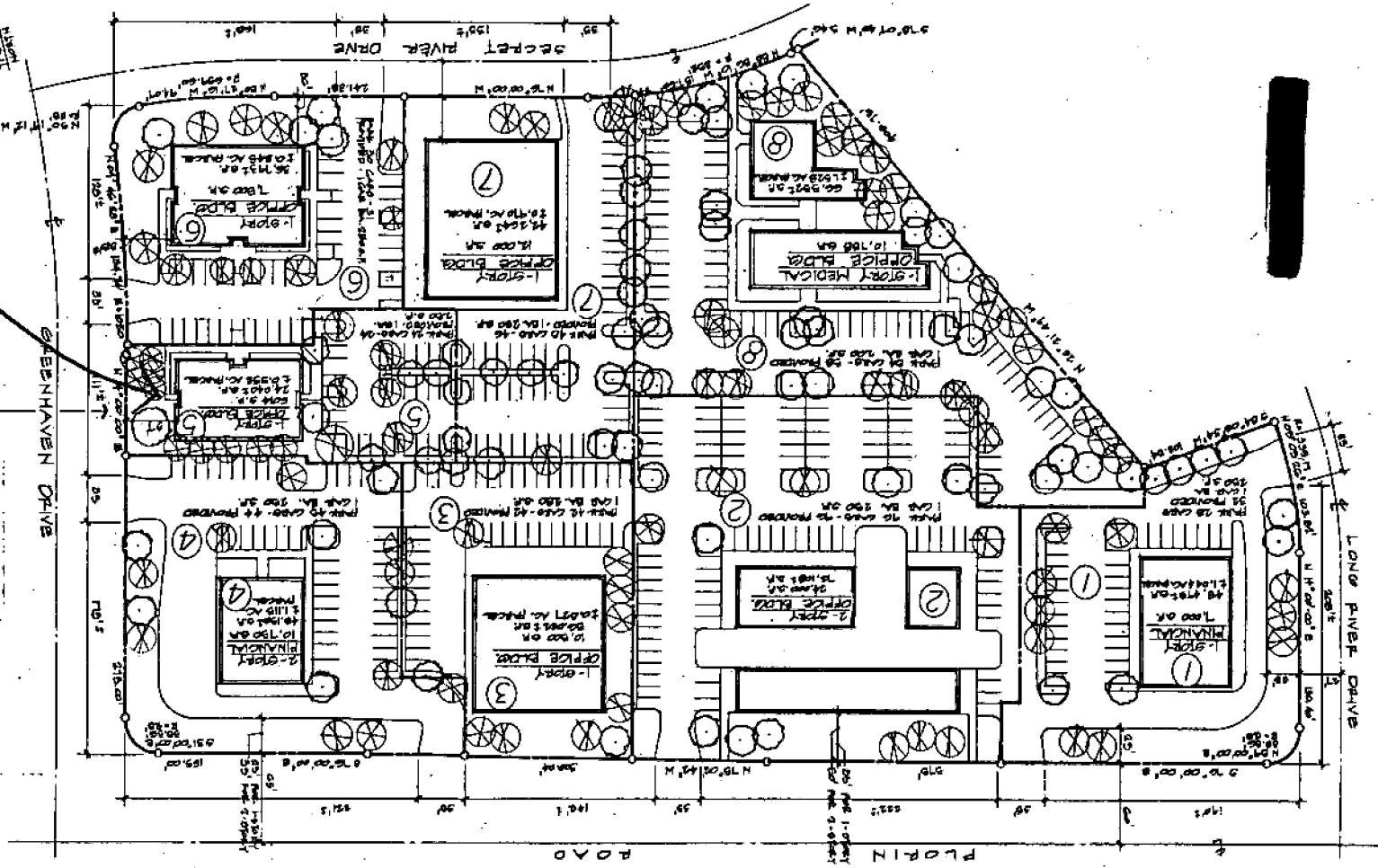
002517

  September 23, 1982

Item No. 20

002518

LAND USE PLAN



Subject Site

**NOTE**  
 1. THE DESIGNER HAS BEEN ADVISED BY THE CITY ENGINEER THAT THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS APPROVED THE PLAN FOR THE CITY ENGINEER'S REVIEW. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE PLAN OR THE DESIGNER'S LIABILITY.

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ITEM	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	10,000	1.00	10,000.00
STEEL	500	2.00	1,000.00
BRICK	100,000	0.10	10,000.00
PAINT	100	1.00	100.00
GLASS	100	1.00	100.00
MECHANICAL	100	1.00	100.00
ELECTRICAL	100	1.00	100.00
PLUMBING	100	1.00	100.00
LANDSCAPING	100	1.00	100.00
UTILITIES	100	1.00	100.00
PERMITS	100	1.00	100.00
CONSTRUCTION	100	1.00	100.00
TOTAL			21,500.00

PROPOSED NEW OFFICE BUILDING FOR:  
 LAND USE PLAN

DATE: 9-13-82  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 82-021

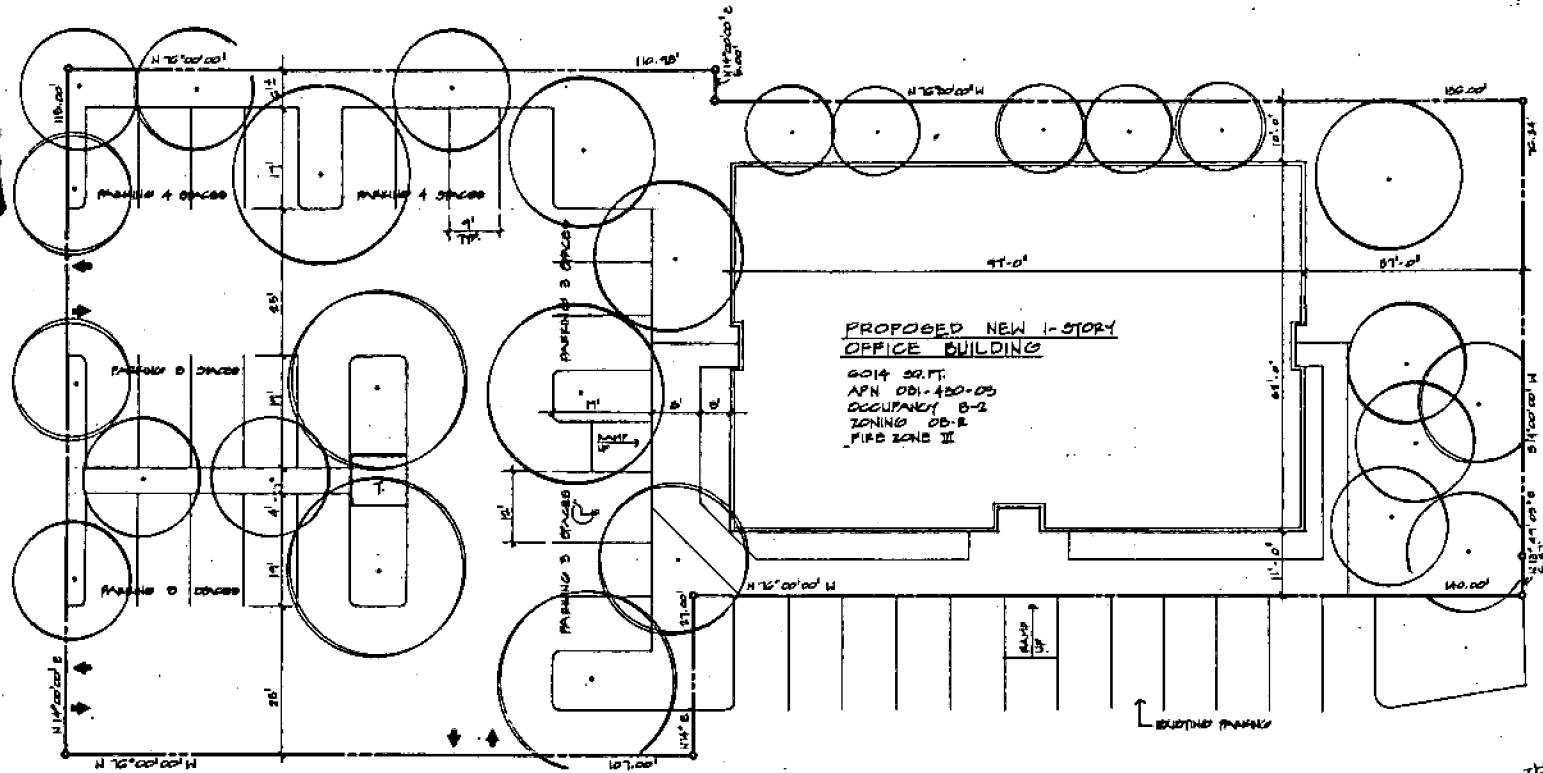
OWNER: [Name]  
 ARCHITECT: [Name]

SCALE: 1/4" = 1'-0"

PS2-201

9-23-82

#20



- PARKING PROVIDED 24 STALLS
- CONSTRUCTION-TYPE III - NO HOUR
- HOUR CORRIDORS

SITE PLAN



1" = 10'-0"

EXHIBIT A-1

002519

GREENHAVEN DRIVE

DATE	BY	REVISION
0-13-02	SI	
1-10-01	SI	
02-03	SI	
4	2	

PROPOSED NEW OFFICE BUILDING PER:  
 LAL & YAMAMOTO  
 JELD GREENHAVEN DRIVE  
 SACRAMENTO, CA  
 SITE PLAN

GEORGE & PORTER, INC.  
 ENGINEERING & ARCHITECTURE  
 1001 HILL STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811-1100  
 (916) 441-1100

WILLIAM S. PORTER, ARCHITECT  
 WENDY I. PORTER, CIVIL ENGINEER

FLOOR PLAN

1/2" = 1'-0"



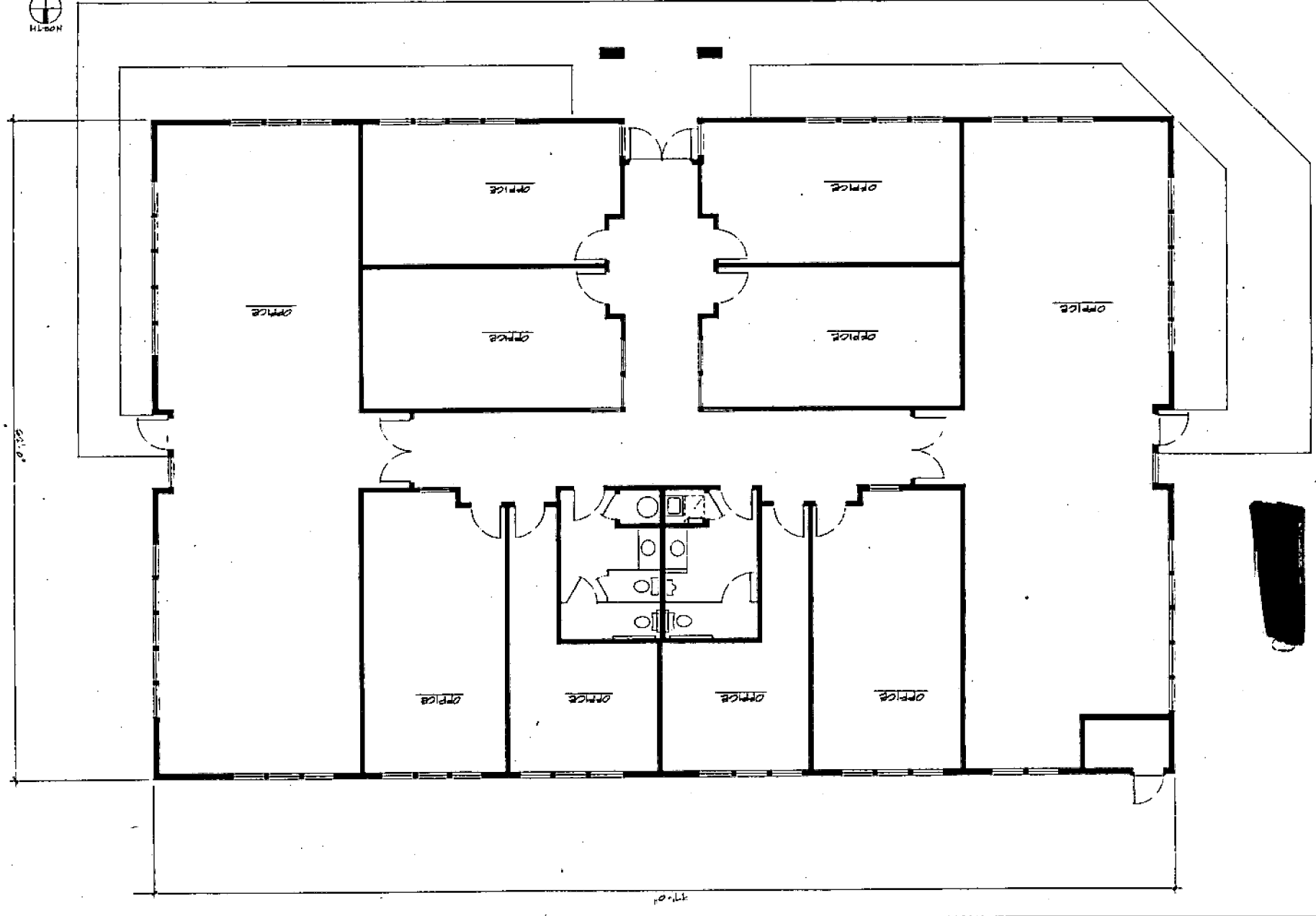
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DATE: 02-03  
 DRAWN BY: JH  
 CHECKED BY: JH  
 DATE: 02-03  
 PROJECT: 13-02

PROPOSED NEW OFFICE BUILDING FOR:  
 LAL & YANAMOTO  
 120 GREENWICH DRIVE  
 FLOOR PLAN

GENE S. PORTER, INC.  
 ENGINEERING & ARCHITECTURE  
 201 N. ALABAMA STREET, SUITE 200, CHICAGO, IL 60610  
 PHONE: 312.467.1100  
 FAX: 312.467.1101

WAL & POLINA CHIL COMPANY  
 101 W. WASHINGTON STREET, SUITE 100, CHICAGO, IL 60610  
 PHONE: 312.467.1100  
 FAX: 312.467.1101



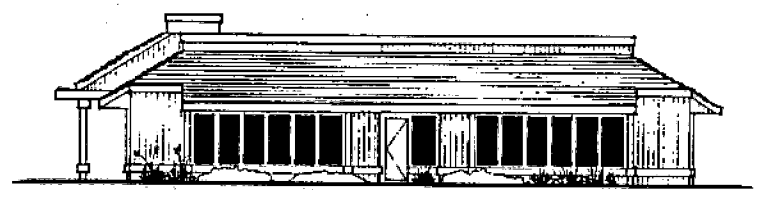
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P82-201

P82-201

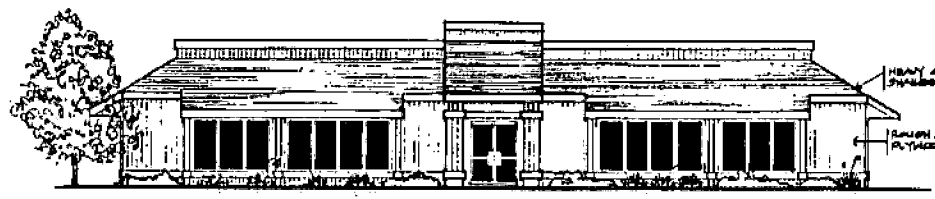
9-23-82

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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"

002521

REVISIONS	BY
GENE S. PORTER, INC. ENGINEERING & ARCHITECTURE 101 HIGHLAND DRIVE, BIRMINGHAM, ALABAMA 35202-1001 (205) 972-1001	
PREPARED FOR: NHA OFFICE BUILDING PROJ. LAL & YAMAMOTO 1310 GREENHAVEN DRIVE BIRMINGHAM, AL EXTERIOR ELEVATIONS	
DATE	8-13-82
BY	NOTED
SCALE	AS SHOWN
SHEET NO.	4
OF	4