



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 26, 1982

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

NOV - 3 1982

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Environmental Determination;
2. Amendment of the Lakecrest Village PUD Schematic Plan to allow an increase in square footage from 5,000 to 6,014 and to reduce the setback from 45 feet to 37 feet.

LOCATION: 7210 Greenhaven Drive

SUMMARY

This is a request for entitlements necessary to develop a 6,014 sq. ft. office building on a .55 acre site. The staff and Planning Commission recommended approval of the project. The Commission also approved a Special Permit to allow the office use.

BACKGROUND INFORMATION

The subject site is presently vacant and zoned OB, Office Building. The Lakecrest Village PUD designates the site for a single-story 5,000 sq. ft. office building. The applicant is proposing to increase the size of the structure and to reduce the front yard setback requirement.

The staff and Planning Commission have no objection to the additional square footage because adequate parking is provided and the structure is compatible with other office buildings in the Lakecrest complex. There was no objection to the 37-foot front yard setback because this structure is smaller than others in the complex and it is a single-story building.

The project, as conditioned, is compatible with surrounding property. It is also consistent with the PUD Guidelines.

VOTE OF PLANNING COMMISSION

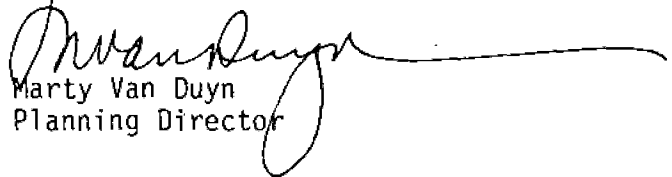
On September 23, 1982, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution amending the Lakecrest Village Schematic Plan to allow a 6,014 office structure with a 37-foot front yard setback.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-201

November 3, 1982
District No. 8

RESOLUTION NO. 82-768

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE LAKECREST VILLAGE PUD SCHEMATIC PLAN TO ALLOW AN INCREASE IN SQUARE FOOTAGE FROM 5,000 TO 6,014 AND TO REDUCE THE FRONT YARD SETBACK FROM 45 TO 37 FEET FOR AN OFFICE BUILDING (APN: 31-430-05)(P82-201)

WHEREAS, the City Council conducted a public hearing on October 26, 1982, concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Schematic Plan shall designate a one-story 6,014 square foot office building with a 37 foot front yard setback as shown on Exhibit A-1.

MAYOR

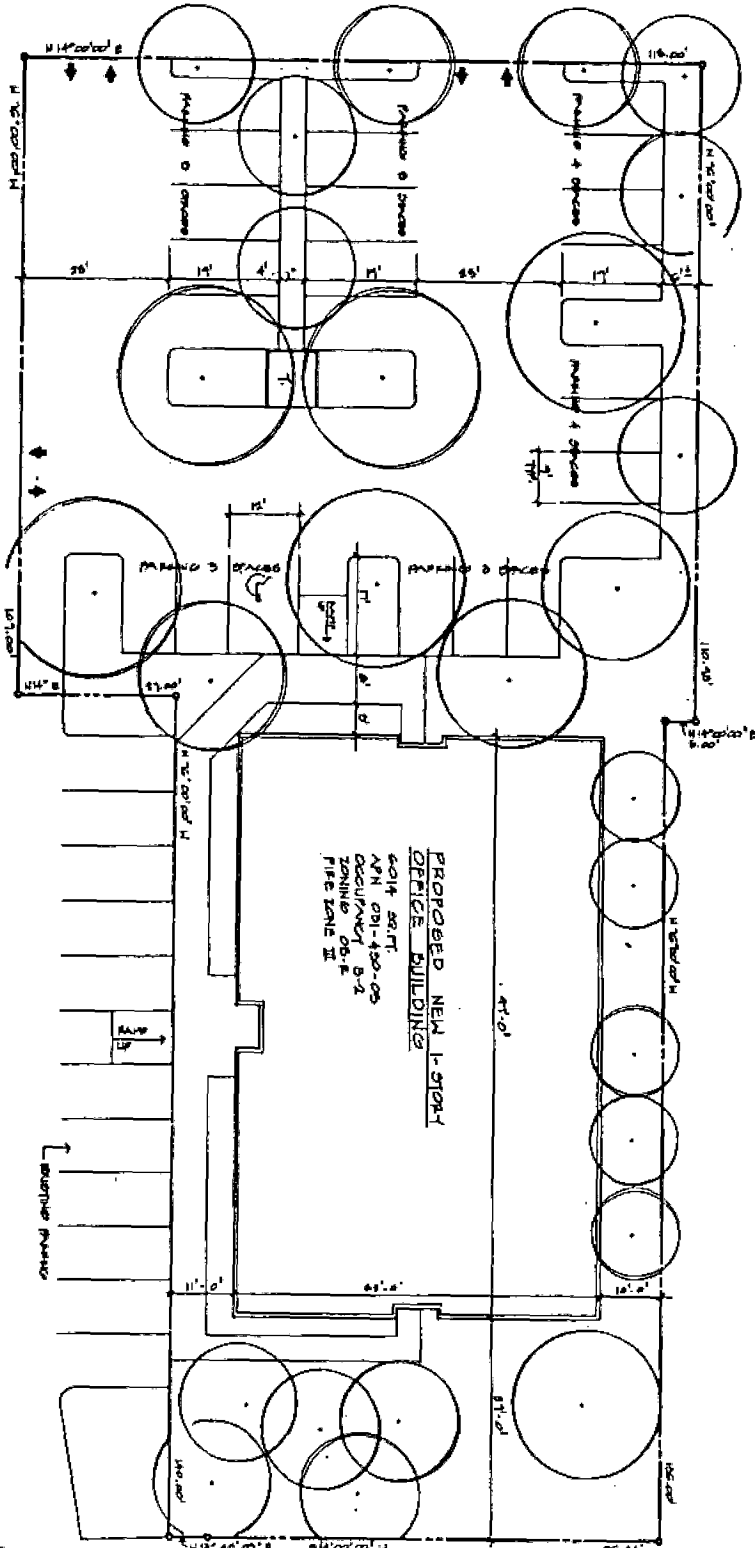
ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK



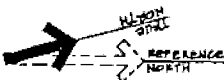
• SPECIES PLANTED 34 TREES
 • CONSTRUCTION - TYPE 2 - NO WALL
 - FRONT CONSTRUCTION

SITE PLAN



1" = 10'-0"

EXHIBIT A-1



GREENHAVEN DRIVE

P 52201

PROPOSED NEW OFFICE BUILDING FOR:

LAL & YAMAMOTO
 1210 GREENHAVEN DRIVE
 OCEA MENDO, CA

DENE S. PORTER, INC.

ENGINEERING & ARCHITECTURE

DENE S. PORTER, CIVIL ENGINEER

26

DATE	01-03-82
BY	DL
CHECKED	DL
DATE	01-03-82
PROJECT	PROPOSED NEW OFFICE BUILDING FOR LAL & YAMAMOTO
SCALE	1" = 10'-0"
TITLE	SITE PLAN
NO.	2

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

26

APPLICANT	Gene S. Porter, Inc. 2041 Hallmark Drive, Sacramento, Ca. 95825		
OWNER	Joe Yal 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).

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.

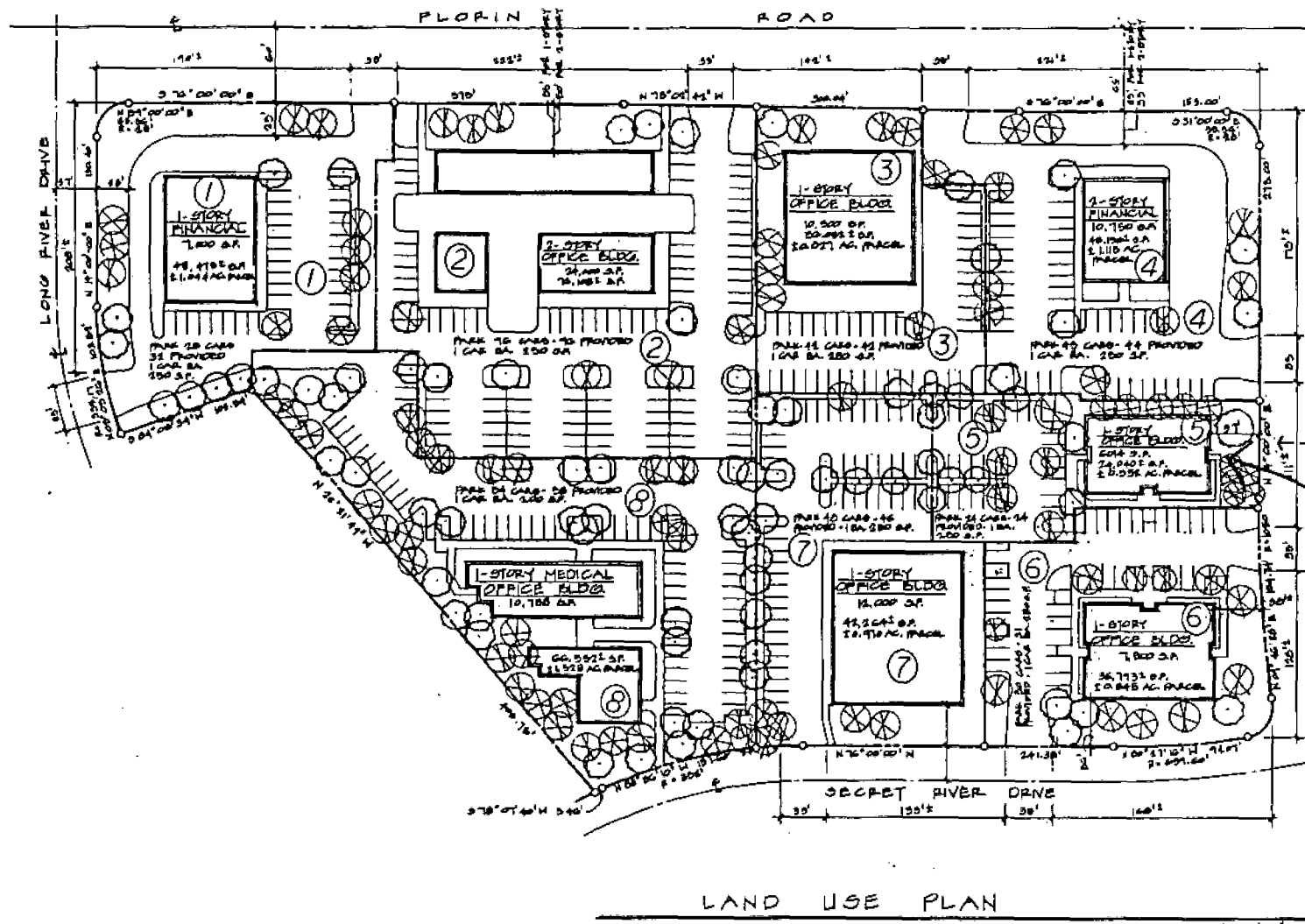
Findings of Fact:

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.

P82-201

9-23-82

20



NOTE
 THE CONDITION SHOWN ON THIS PLAN WAS OBTAINED FROM ORIGINAL PLANS AND FIELD SURVEY DATED 5/27/79 BY DEAN T. UNDER AIA INC.

APPROXIMATE SITE AREA
 5.488 ACRES
 239,470 S.F.

PARCEL	BUILDING AREA
1	FINANCIAL 1 7,800 S.F.
2	OFFICE 2 24,400 S.F.
3	OFFICE 3 10,000 S.F.
4	FINANCIAL 4 10,750 S.F.
5	OFFICE 5 5,000 S.F.
6	FINANCIAL 6 7,800 S.F.
7	OFFICE 7 12,000 S.F.
8	MEDICAL 8 10,750 S.F.
TOTAL 81,800 S.F.	

ALTERNATIVE USES
 PARKING: 200 SPACES
 PARKING PROVIDED: 276 SPACES

NOTE
 THE REVISIONS TO THE USE OF PARCELS 3 IS SHOWN FOR APPROVAL OF THE HOUSING DEPARTMENT. THIS IS THE CONSTRUCTION DOCUMENTS PREPARED FOR THE COMMISSIONER'S APPROVAL.

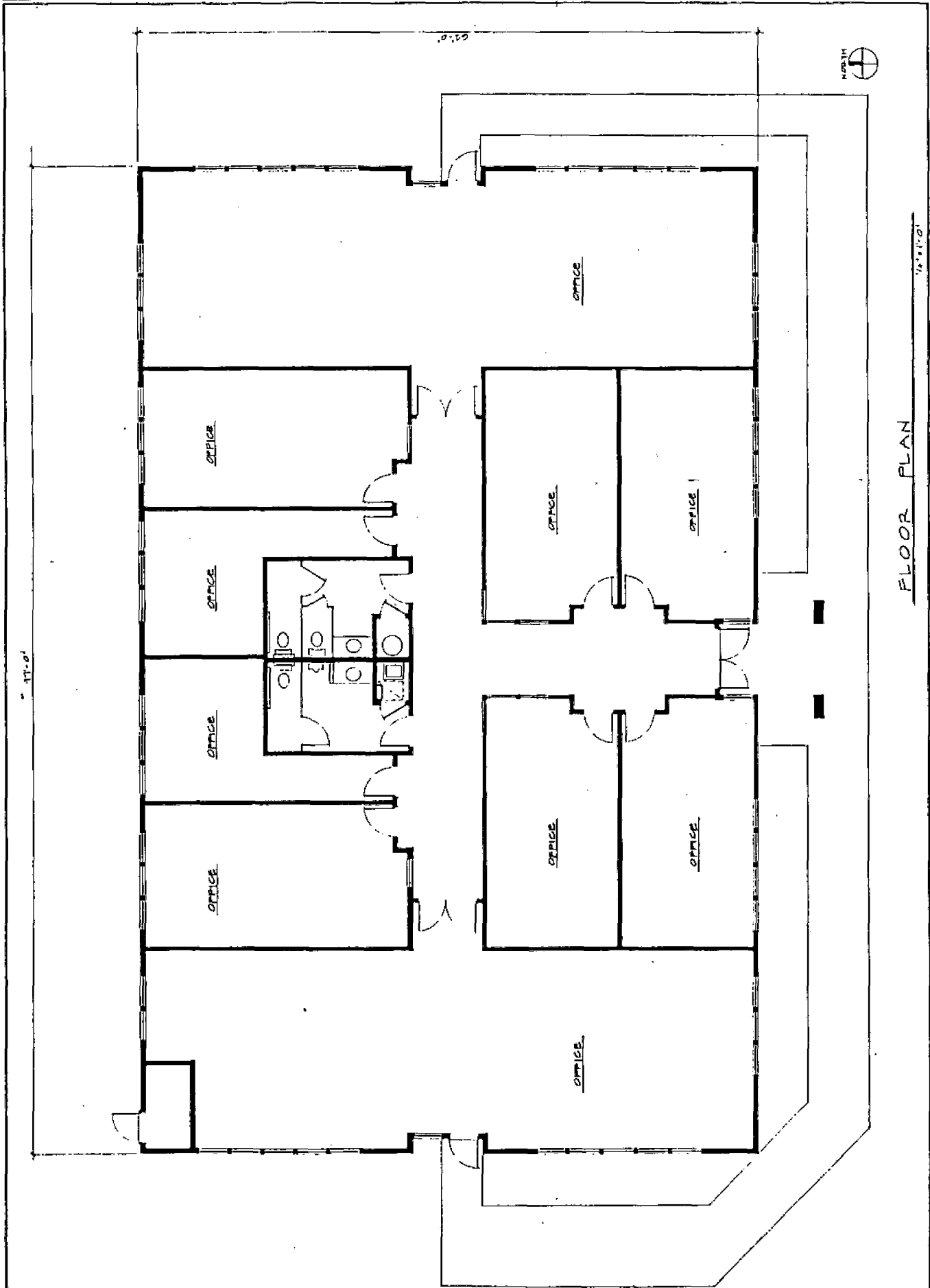
Subject Site

DATE: 5-10-82	SCALE: 1" = 40'-0"
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT: PROPOSED NEW OFFICE BUILDING FOR LAL & YAMAMOTO 1510 GREENHAVEN DRIVE BAKERSFIELD, CA LAND USE PLAN	
DESIGNED BY: G. S. PORTER, INC.	
ENGINEERING & ARCHITECTURE	

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P 82201

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FLOOR PLAN

P82-201

9-23-82

#20

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RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

OCT 14 1 25 PM '82

**Dan
Lahey
Realty**

925 Secret River Drive, Suite A • Sacramento, CA 95831 • (916) 422-5700

October 13, 1982

Office of the City Clerk
915 I Street, City Hall Room 203
Sacramento, CA 95814

Sirs:

I would like to recommend approval in the matter of amending the Lake Crest Village PUD Schematic Plan to allow increase in building size and to reduce building setback. Location: 7210 Greenhaven Drive (D8) (P-82201).

Sincerely,


DAN LAHEY