

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gorman-Whitney Development Company, 185 Cadillac Drive, Sacramento 95825		
OWNER	Sacramento Dental Association, 103 Scripps Drive, Sacramento, Ca. 95825		
PLANS BY	Leon Kassis Inc., 648 Northfield Drive, Sacramento, Ca. 95833		
FILING DATE	9/23/82	50 DAY CPC ACTION DATE	REPORT BY: SD:mm
NEGATIVE DEC.	10/18/82	EIR	ASSESSOR'S PCL. NO. 295-370-12

- APPLICATION:
1. Environmental Determination
 2. Special Permit to erect a medical/dental office in the Campus Commons P.U.D.
 3. Variance to reduce the required 50-percent parking lot shading to 27-percent (Withdrawn)
 4. Variance to reduce the 5' side yard setback to 3' (Withdrawn)
 5. Variance to reduce 25' front yard setback to 20±

LOCATION: 107 Scripps Drive

PROPOSAL: The applicant is requesting the necessary entitlement to construct an 11,000± sq.ft. medical/dental office building in the Campus Commons PUD

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1968 W. Arden Community	Office Buildings,
Plan Designation:	Campus Commons P.U.D. Designation: OB
Existing Zoning of Site:	OB
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	SMUD Substation, OB (and County)
South:	Offices: OB
East:	Tennis Club; OB
West:	Office Building; OB

Parking Required:	54 spaces
Parking Provided:	56 spaces
Parking Ratio:	1:200
Property Dimensions:	irregular
Property Area:	.8± ac.
Square Footage of Building:	10,776
Significant Features of Site:	easements and power lines
Topography:	Flat
Street Improvements:	Provided
Utilities:	To be Provided
Exterior Building Colors:	Sand Plaster, Natural wood shingle, darkbrown tri
Exterior Building Materials:	Cement plaster, wood shingles, glass
Height of Structure:	26'

001099

BACKGROUND INFORMATION: On May 13, 1981 the Planning Commission approved a Special Permit request to construct a 7700± square foot medical/dental office building. Although the Special Permit has not expired, construction has not yet begun. The applicant is now requesting review of revised plans which include an additional 3100± square feet.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The applicant is again requesting a Special Permit to construct a medical/dental office building in the Campus Commons P.U.D. The structure is 10,776 sq.ft. in size and 56 parking spaces are provided. The proposal is in conformance with the land use designation for the subject site and the surrounding area which consists of office uses.
2. In order to accommodate the increased area of the office building, the applicant is requesting a variance to locate a partially enclosed stairwell and a portion of the structure in the required 25-foot front yard setback. Staff does not believe that additional square footage constitutes grounds to support a variance. It has been previously demonstrated that a building can be designed to fit on the site, and comply with all setback requirements.
3. The applicant also requests a variance to reduce the 50-percent shading of the parking lot to 27-percent. This appeared necessary to comply with the 15-foot tree height limitation under power lines. Staff has reviewed the request and suggest that by using the Ornamental Pear Tree throughout the lot and adding trees at locations indicated on Exhibit 'D', 50-percent shading of the parking area can be achieved. Staff discussed this with the applicant who agreed to the use of the Ornamental Pear Tree throughout the site. The applicant has requested withdrawal of this variance. An additional tree well is necessary for shading purposes but this will not reduce parking below the required ratio. The tree is on PG&E's list of approved trees.
4. The trash enclosure should be located as far back in the driveway as possible while remaining out of the power line easements. The enclosure should be constructed of a 6-foot high, solid decorative masonry wall with solid wood or metal doors. The design of the enclosure should be compatible with the building.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions and based on findings of fact to follow.
3. Denial of the variance to reduce the front yard setback based on findings of fact to follow:

Special Permit Conditions:

1. The applicant shall submit a detailed landscape and irrigation plan incorporating the elements in Exhibit "D" to staff for review and approval prior to building permit approval.
2. A detailed design of the trash enclosure shall be submitted to staff for review and approval prior to building permit approval. The enclosure shall

be 6-feet in height and constructed of solid decorative masonry material. It shall be located according to Exhibit D.

3. Prior to occupancy of the structure, the Planning Director shall inspect the project for compliance with all conditions of the Special Permit.
4. Subject to review and approval of the Design/Review Preservation Board.
5. The planting areas shall be surrounded by a 6" x 6" concrete curb.
6. The applicant shall submit revised plans indicating the 25-foot front setback to staff for review and approval.

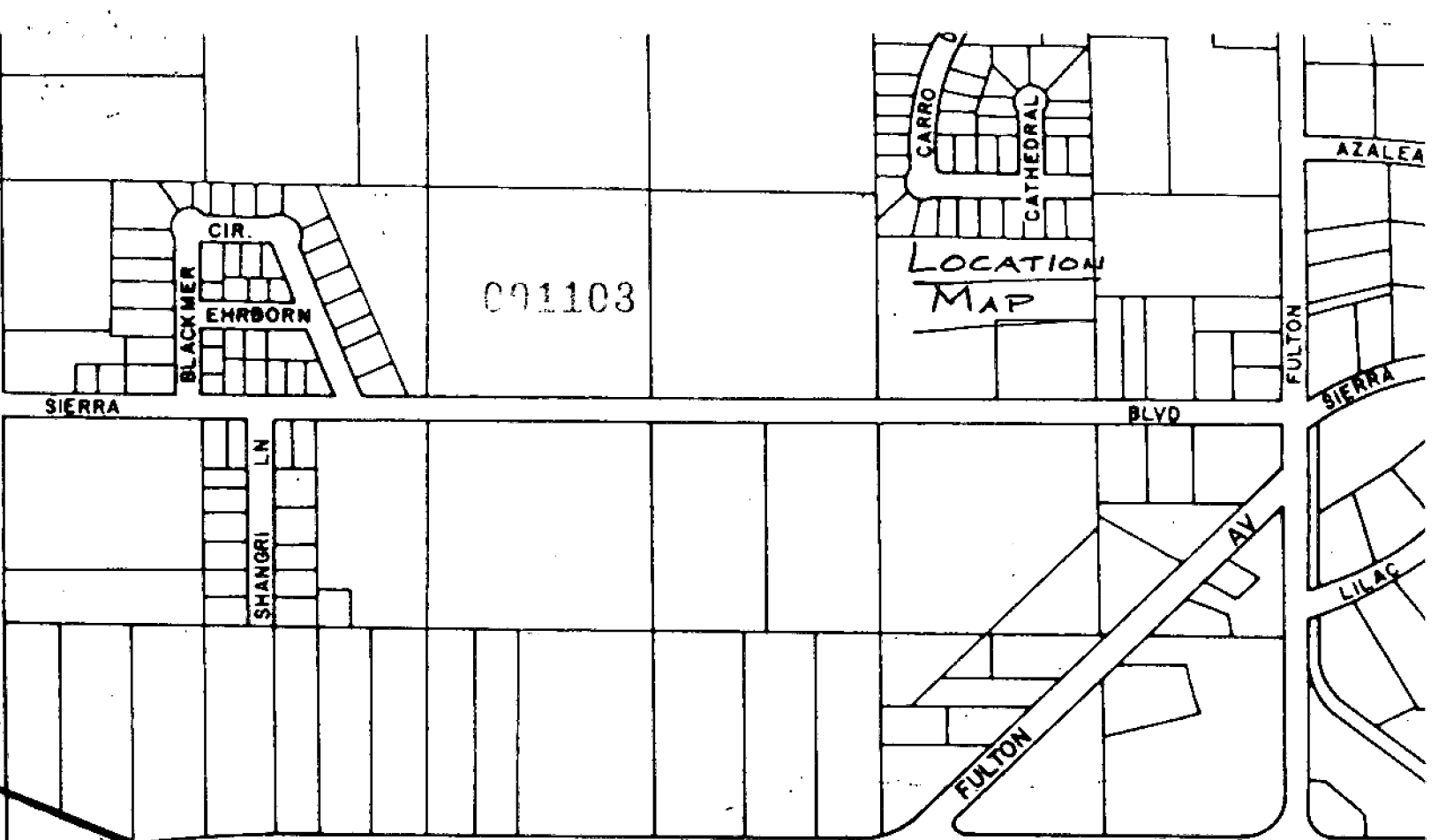
Findings of Fact:

1. The proposal is based on sound principles of land use in that a medical/dental office is compatible with the surrounding office land uses.
2. The project will not be injurious to the surrounding area or general public in that:
 - a. Adequate parking is provided on the site.
 - b. Adequate parking lot shading is provided on the site.
 - c. Landscaping is compatible with PG&E requirements.
3. The project is consistent with the 1974 General Plan and the Campus Commons P.U.D. which designates the site for office uses.

Variance - Findings of Fact:

Granting the request would constitute a special privilege in that it has been demonstrated that a building can be designed to fit within the required setback.

091101



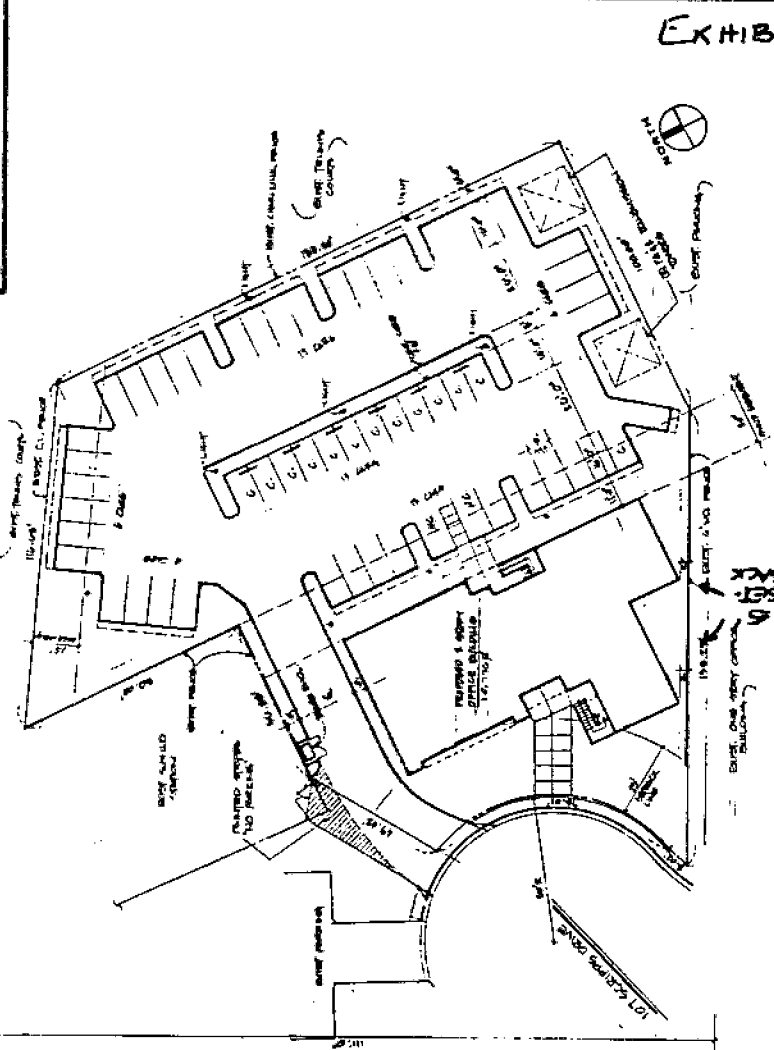
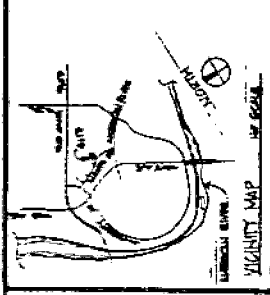
LOEN KASSIS INC.

107 SCRIMM DRIVE
SACRAMENTO, CALIFORNIA 95811

MARK SCHRAMMER
ARCHITECT

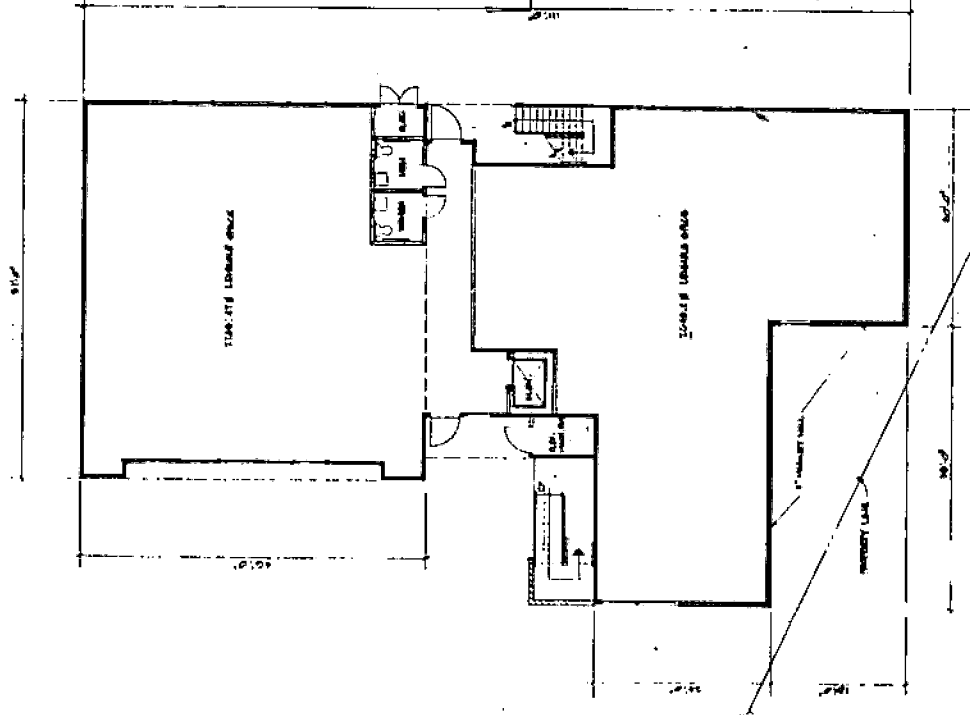
MEDICAL OFFICE BUILDING

REVISIONS	JOB NO. 312
DATE 5-30-82	DRAWN BY
SHEET NO. 1	



SITE STATISTICS	
PROPOSED LOT: 107 SCRIMM DRIVE	DATE: 5-30-82
TOTAL AREA: 10,710 S.F.	DRAWN BY:
TOTAL AREA: 10,710 S.F.	SHEET NO. 1

001104



FIRST FLOOR PLAN

P.82224

Oct. 28, 1982

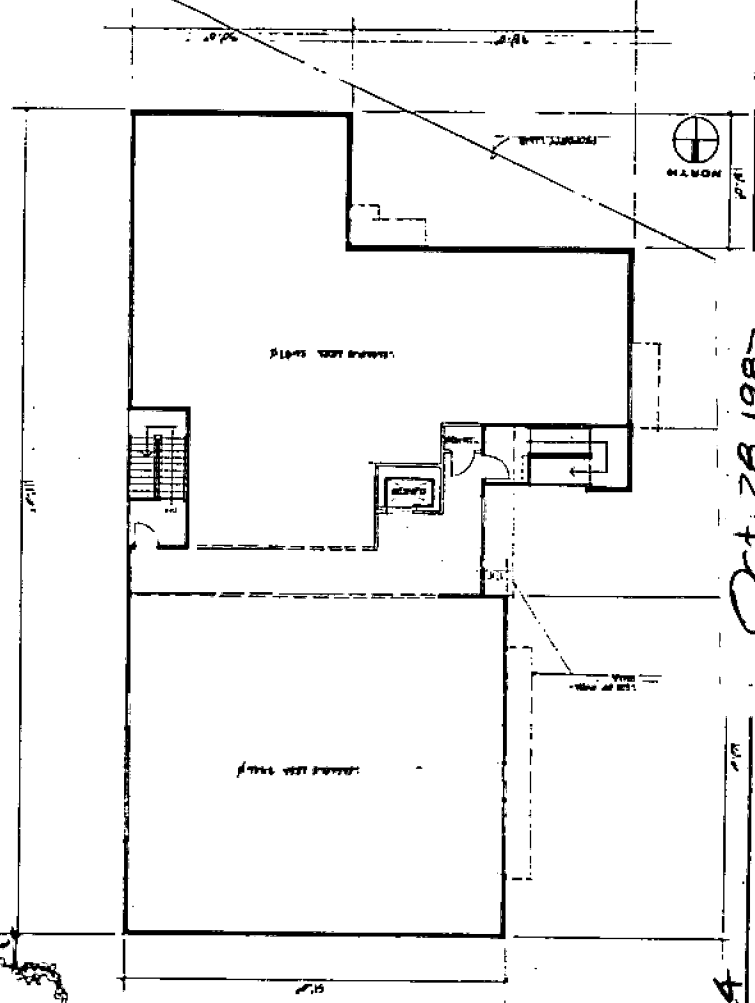


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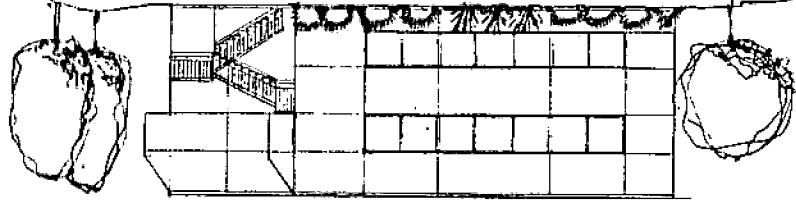
SECOND FLOOR PLAN



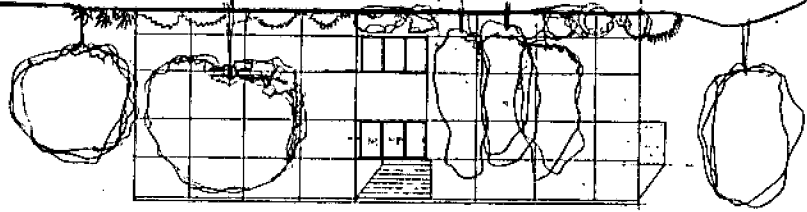
Oct. 28, 1982

P. 82228

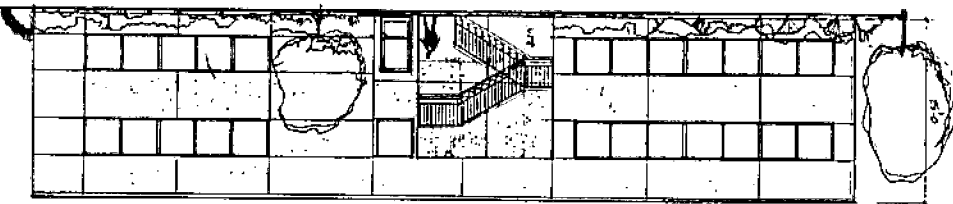
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

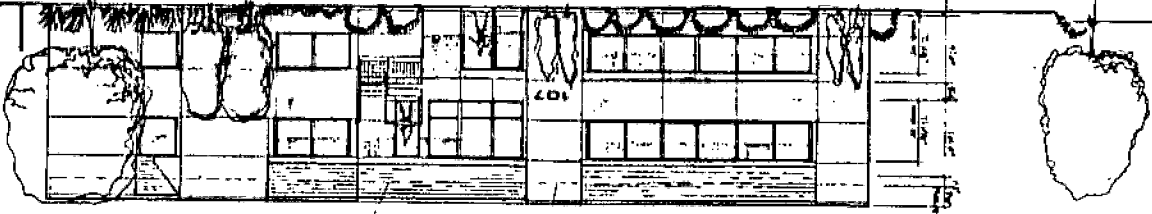


EXHIBIT 'B'

INFORMATION:
 CONSULT ARCHITECT'S OFFICE FOR ALL DETAILS.
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 UNLESS OTHERWISE SPECIFIED.
 SEE SHEET 091105 FOR FURTHER INFORMATION.

10

SHEET NO.
 DRAWN BY
 DATE 8-20-81
 JOB NO. 512

REVISIONS

MEDICAL OFFICE BUILDING

107 SOMERSET DRIVE
 SACRAMENTO, CALIFORNIA

MARK SCHMIDT
 ARCHITECT

LOEN KASSIS INC.
 ARCHITECTS

P.02224

Oct. 28, 1982

#12

PARKING LOT SHADING (50% WITHIN 15 YRS.)

PAVED AREA 17,988 SQ. FT.

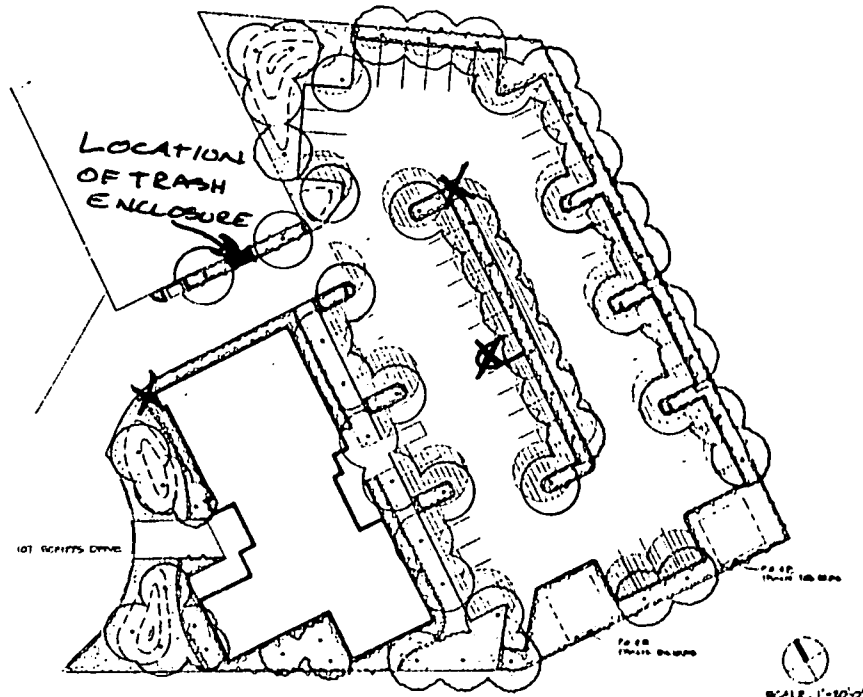
NOTE: SQ. FT. OF PARKING LOT/SHADING WAS DONE BY A PLANIMETER INSTRUMENT.

GENERAL NOTE: ~~REPLACE~~ P. 4 & B. TRANSMISSION TOWERS REQ'D. (NO TREES HIGHER THAN 15 FT.)

KEY	LEGEND
	SEWER
	GROUND COVER AND/OR SHRUBS
	PERIMETER BOUNDARY
	MOUNDS
	<u>Trees - Deciduous</u>
	<u>Trees - Evergreen</u>

Note:
ALL ORNAMENTAL PEAR TREES THROUGHOUT THE LOT.

X LOCATION OF ADDITIONAL TREES



LANDSCAPE PLAN

001106

**LOEN
KASSIS
INC.**

**MARK
SCHRAEDER
architect**

**MEDICAL
OFFICE BUILDING**

107 SCRIPPS DRIVE
SACRAMENTO, CALIFORNIA

EXHIBIT 'D'
STAFF'S

REVISIONS
JOB NO. 312
DATE 8-10-82
DRAWN BY
CHECK NO.
W