



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA

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**PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
(P92-287)**

APPLICATION: Planning Director's Special Permit Modification to reface two existing buildings located on 6± acres in the Office Building-Review (OB-R PUD) zone in Point West Planned Unit Development.

LOCATION: 1455 & 1485 Response Rd.
APN: 277-0287-002, 003
(District 3)

APPLICANT/OWNER: DeKleer Edwards Architecture Inc.
4757 J Street, Sacramento, CA 95819

BACKGROUND INFORMATION: On July 8, 1975 (P6651) the Planning Commission approved a special permit to construct two 2-story office buildings, one on each site, containing a combined gross floor area of 104,494± square feet. The existing buildings were constructed with horizontal wood siding and brick.

APPLICANT'S REQUEST: The applicant is requesting a special permit modification to reface the existing buildings and repair the mechanical screens. The applicant proposes to renovate the existing building exterior by replacing the horizontal siding with stucco. The existing brick finish will be cleaned and repaired as needed. The existing wood siding mechanical screens will be removed and replaced with plywood with a texcote layer to blend with the proposed stucco building face.

ANALYSIS: The proposed exterior modification conforms to the Point West Development Guidelines which allows all materials except for exposed concrete block. The materials will be applied to all sides of the building which are visible to the general public and occupants as required by the guidelines. The mechanical equipment will be concealed by screening with materials that are similar to and compatible with the building materials. Upon a site visit staff noted other stucco

APPL. NO. P92-287

1877

buildings in the Point West PUD. Staff has no objections to the exterior rehabilitation of these two buildings since it will conform to the Development Guidelines and will be compatible with surrounding buildings.

RECOMMENDATION: Staff recommends the Planning Director approve the special permit modification to renovate the exterior building facades of the two existing buildings based upon findings of fact which follow.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the office use is allowed in the Office Building (OB) zone.
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 the office buildings are existing and the renovation will not alter the existing site improvements.
3. The project is consistent with the General Plan which designate the site as Regional Commercial and Offices.

REPORT PREPARED BY:

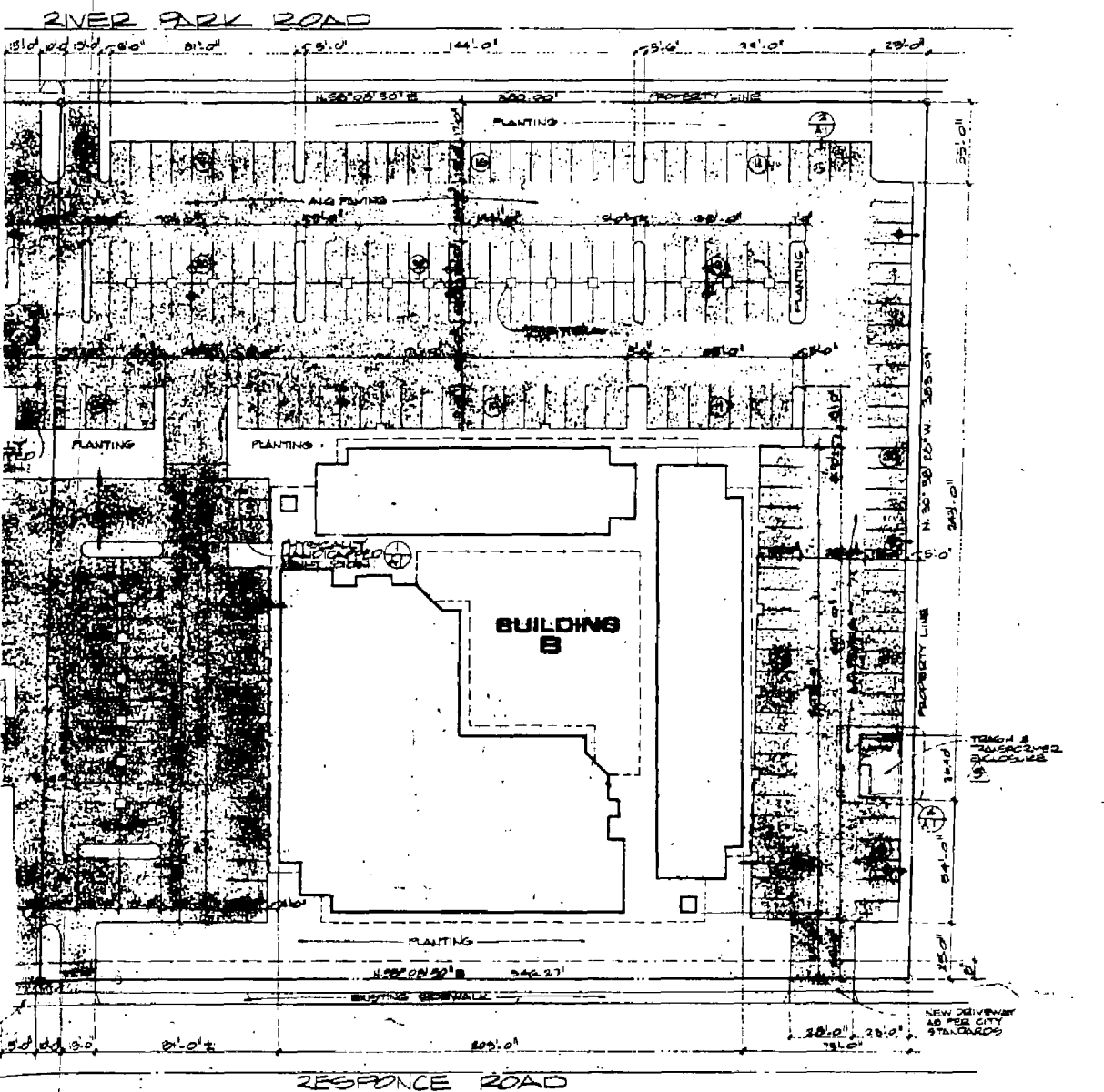
Jeanne Corcoran
Jeanne Corcoran, Assistant Planner

11/17/92
Date

REPORT APPROVED BY:

Gary Stonehouse
Gary Stonehouse, Planning Director

11-17-92
Date



NOTE
 THIS SITE PLAN FOR REFERENCE ONLY - SEE CIVIL ENGINEERING FOR ACCURATE CURBS & DRIVEWAY LAYOUT - SEE LANDSCAPING FOR PLANTING & PAVING AREAS

POINT WEST OFFICE PARK

LEASON F. POMEROY

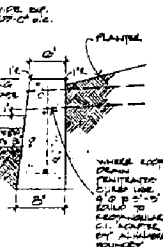
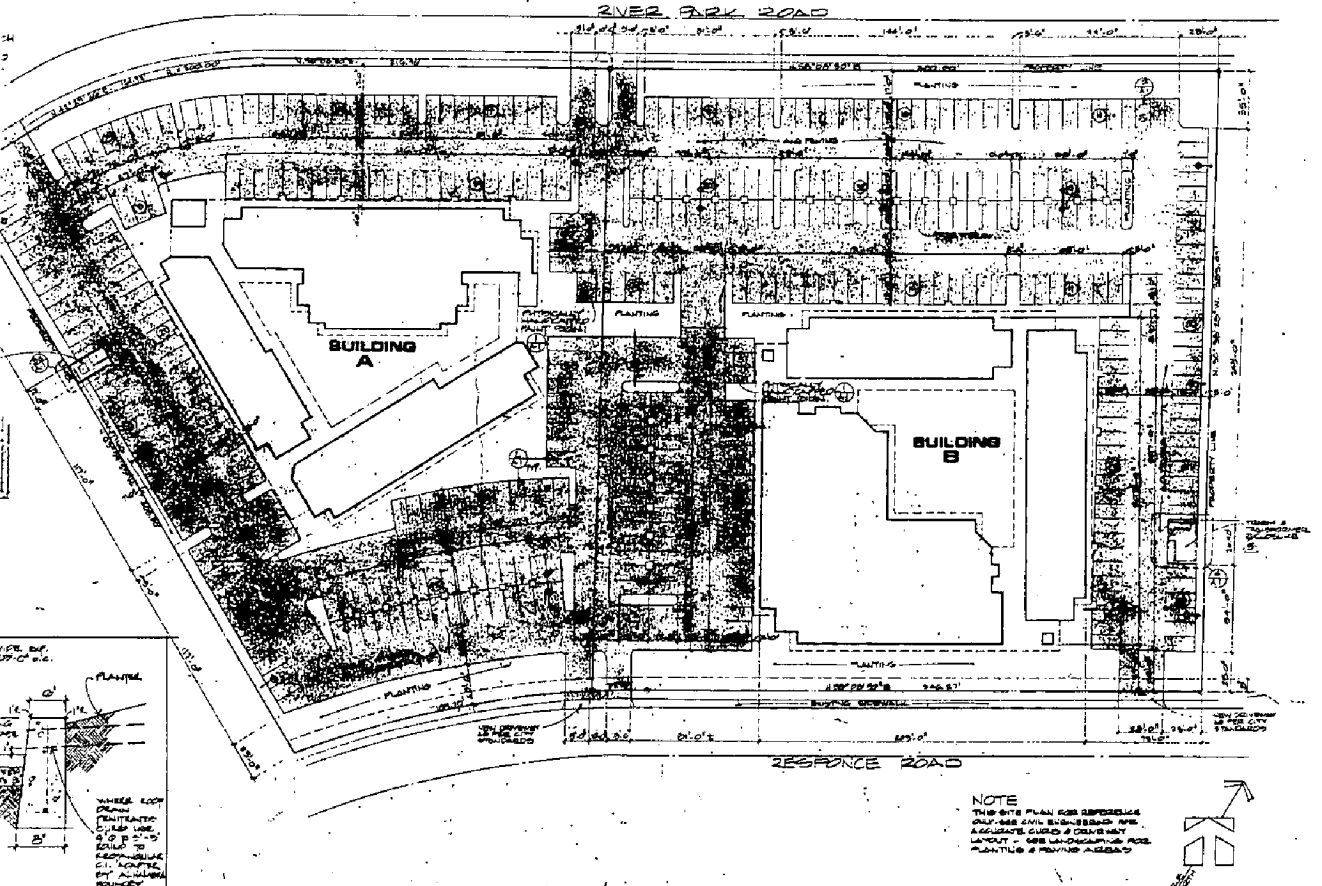
SEP 24 1975

NO	DESCRIPTION	DATE
1	B.O.B. DEPT. SUBMIT.	10 DEC 75
2	WALL CO. SUBMIT.	15 JAN 76
3	TRASH ENCLAVE CHANGE	TRM
4	FINAL SUBMITAL	1/22/76

B	LOT 9 OF POINT WEST OFFICE PARK. SECTION OF PARCEL B FOUND IN DE 40 MAP 14	OWNER: POINT WEST OFFICE PARK. 4040 MAC ARTHUR BLVD. NEWPORT BEACH, CAL.
LEGAL:	LOT 9 OF POINT WEST OFFICE PARK. SECTION OF PARCEL B FOUND IN DE 40 MAP 14	ARCHITECT: LEASON F. POMEROY ASSOC. 113 PLAZA DR. ORANGE, CAL. 92666
ADDRESS:		SOILS ENGR: LONNY A. BOON. P.O. BOX 13340 SACRAMENTO, CAL. 95819
NET - 49,002 SQ. FT. TOTAL - 46,705 SQ. FT.	FLOOR AREA: NET - 59,004 SQ. FT. TOTAL - 57,990 SQ. FT.	STRUCTURAL: EDWARD J. STEWART ASSOC. 1440 S. STATE COLLEGE # 20 ANAHEIM, CAL. 92806
122,796 SQ. FT.	LOT AREA: 149,924 SQ. FT.	CIVIL ENGR: THE SPINIX CORP. 720 1 ST STREET
95% - ON GROSS FLOOR AREA	COVERAGE: 39 1/2% - ON GROSS FLOOR AREA	

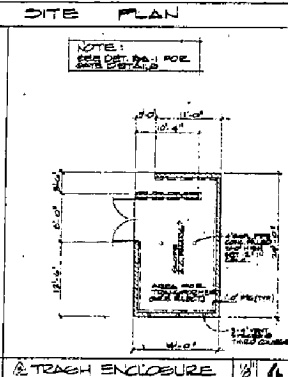
DLIC FLTN EXH

204 - 1/2" CHART BLOCK
CONTOUR COURSES
205 - 1/4" HOLLOW
CHART BLOCKS BY GEOTECH
1988 STYLE



NOTE
THIS SITE PLAN FOR REFERENCE
ONLY. SEE CIVIL ENGINEER'S AND
LANDSCAPE ARCHITECT'S DRAWINGS
FOR COMPLETE DETAILS AND
LAYOUT - SEE LANDSCAPING FOR
PLANTING & PAVING AREAS

- WOOD STUD WALL
- MASSIVE WALL
- SLAB LINE
- SECTION NO.
- SHEET NO.
- DETAIL NUMBER
- SHEET NUMBER
- GRADE TYPE
- LANDSCAPING DET
- SCUM NUMBER
- TRUCKING BLUM NUMBER
- SHEET NUMBER
- 2 IN. WALL



A	B	
LEGAL: LOT 7 OF POINT WEST OFFICE TRAIL, A PORTION OF PARCEL B FOUND IN BOOK 10 MAP 1A	LEGAL: LOT 8 OF POINT WEST OFFICE TRAIL, A PORTION OF PARCEL B FOUND IN BOOK 10 MAP 1A	OWNER: POINT WEST OFFICE TRAIL, 1000 W. 10TH ST., SUITE 100, DENVER, CO 80202
ADDRESS:	ADDRESS:	ARCHITECT: LEASON F. POMEROY ARCHITECTS, 2215 S. 10TH ST., DENVER, CO 80202
FLOOR AREA: NET - 48,000 SQ. FT. TOTAL - 48,000 SQ. FT.	FLOOR AREA: NET - 50,000 SQ. FT. TOTAL - 50,000 SQ. FT.	SOILS ENGR: LONGY ASSOC., P.O. BOX 10340, DENVER, CO 80202
LOT AREA: 18,750 SQ. FT.	LOT AREA: 140,000 SQ. FT.	STRUCTURAL: EDWARD J. STERNBERG ARCHITECTS & ENGINEERS, 1000 W. 10TH ST., DENVER, CO 80202
COVERAGE: 30% - ON 60000 FLOOR AREA	COVERAGE: 34% - ON 60000 FLOOR AREA	CIVIL ENGR: THE SPINNE GROUP, 150 17TH STREET, DENVER, CO 80202
OCCUPANCY: OFFICE USE	OCCUPANCY: OFFICE USE	ELECTRICAL: R.E. HALL & ASSOC., 1770 W. 10TH ST., DENVER, CO 80202
CONSTRUCTION: TYPE X 1 HOUR	CONSTRUCTION: TYPE X 1 HOUR	MECHANICAL: HENNINGSON ENGINEERING, 1000 W. 10TH ST., DENVER, CO 80202
FIRE EXEM: II	FIRE EXEM: II	LANDSCAPING: BOB HANCOCK LANDSCAPE ARCHITECTS, 1000 W. 10TH ST., DENVER, CO 80202
PARKING: 100 SPACES	PARKING: 200 SPACES	CONTRACTOR: DON TAYLOR CONSTRUCTION, 1000 W. 10TH ST., DENVER, CO 80202
BUILDING CODE: U.B.C. 1975	BUILDING CODE: U.B.C. 1975	

TRASH ENCLOSURE 4

JOB STATISTICS

POINT WEST OFFICE PARK
LEASON F. POMEROY ARCHITECTS

LEASON F. POMEROY ARCHITECTS

POINT WEST OFFICE PARK

SEP 24 1975

NO.	DESCRIPTION	DATE
1	CONCEPT PLAN	10/28/74
2	SCHEMATIC DESIGN	12/18/74
3	PRELIMINARY ENGINEERING	1/15/75
4	FINAL ENGINEERING	2/15/75

SITE PLAN / CITY MAP / SYMBOLS / PROJECT STATISTICS

DATE: 9/24/75
 SHEET NO. 4
 OF 4
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SHEET PLAN

EXHIBIT - A