



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA

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SACRAMENTO, CA 95814-2694
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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:

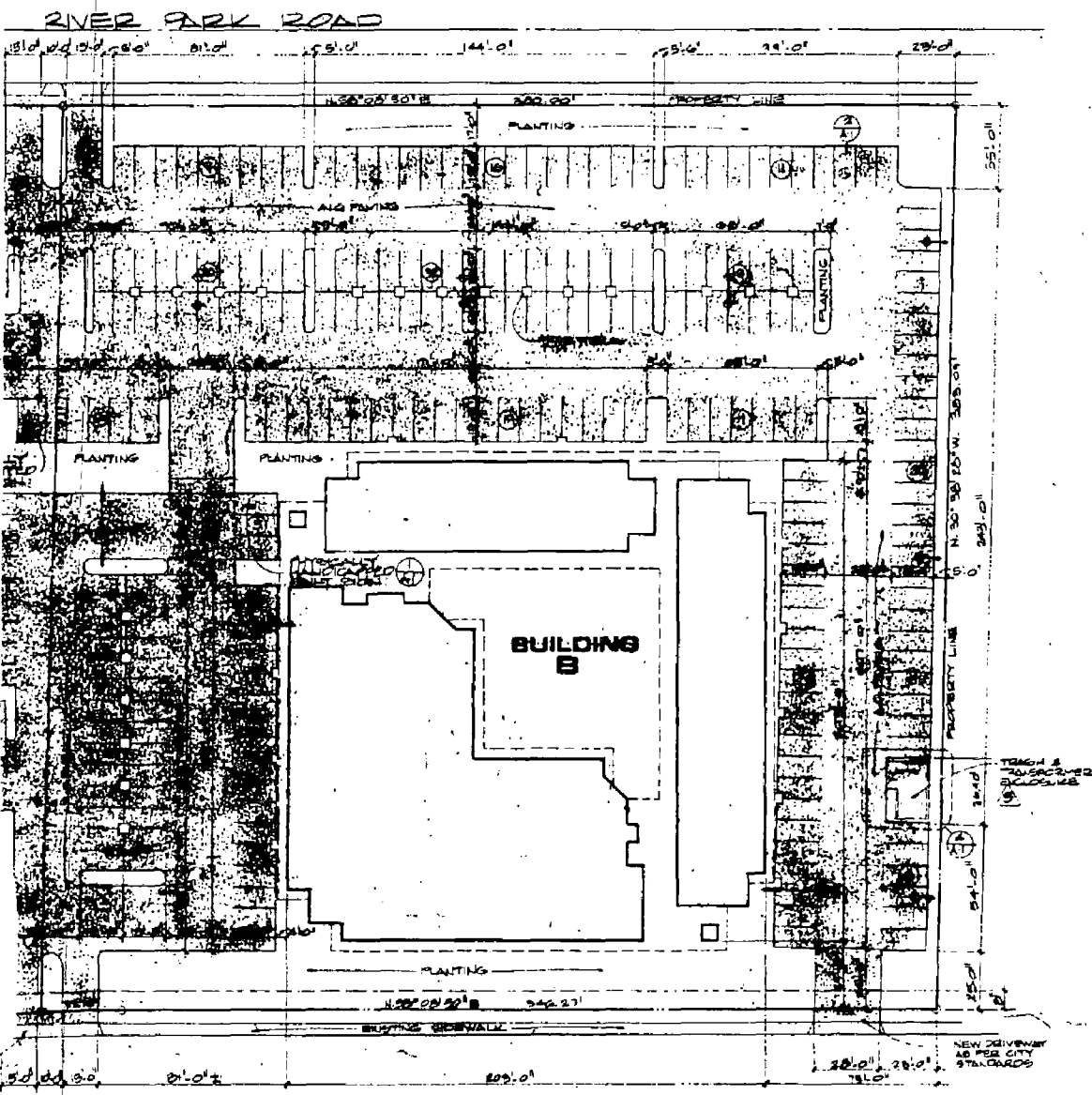
Jeanne Corcoran
Jeanne Corcoran, Assistant Planner

11/17/92
Date

REPORT APPROVED BY:

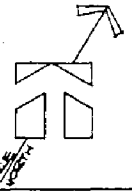
Gary Stonehouse
Gary Stonehouse, Planning Director

11-17-92
Date



RESPONSE ROAD

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
	FINAL SUBMITAL	1/22/76

B		
LEGAL: LOT 9 OF POINT WEST OFFICE PARK, SECTION OF PARCEL B FOUND IN DE 40 MAP 14	OWNER: POINT WEST OFFICE, 4040 MAC ARTHUR BLVD., NEWPORT BEACH, CAL.	
ADDRESS:	ARCHITECT: LEASON F. POMEROY ASSOC., 113 PLAZA DR., ORANGE, CAL. 92666	
FLOOR AREA: NET - 49,002 SQ. FT. TOTAL - 46,705 SQ. FT.	SOILS ENGR: LORRY ASSO., P.O. BOX 13340, SACRAMENTO, CAL. 95819	
LOT AREA: 148,924 SQ. FT.	STRUCTURAL: EDWARD J. STEWART ASSO., 1440 S. STATE COLLEGE #20, ANAHEIM, CAL. 92806	
COVERAGE: 34 1/2% - ON GROSS FLOOR AREA	CIVIL ENGR: THE SPINZ CORP., 720 151 STREET	

CLIC FLTN 2

EXH

NET - 49,802 SQ. FT.
 TOTAL - 49,802 SQ. FT.
 FLOOR AREA: NET - 59,004 SQ. FT.
 TOTAL - 57,999 SQ. FT.
 FLO AREA: 149,594 SQ. FT.

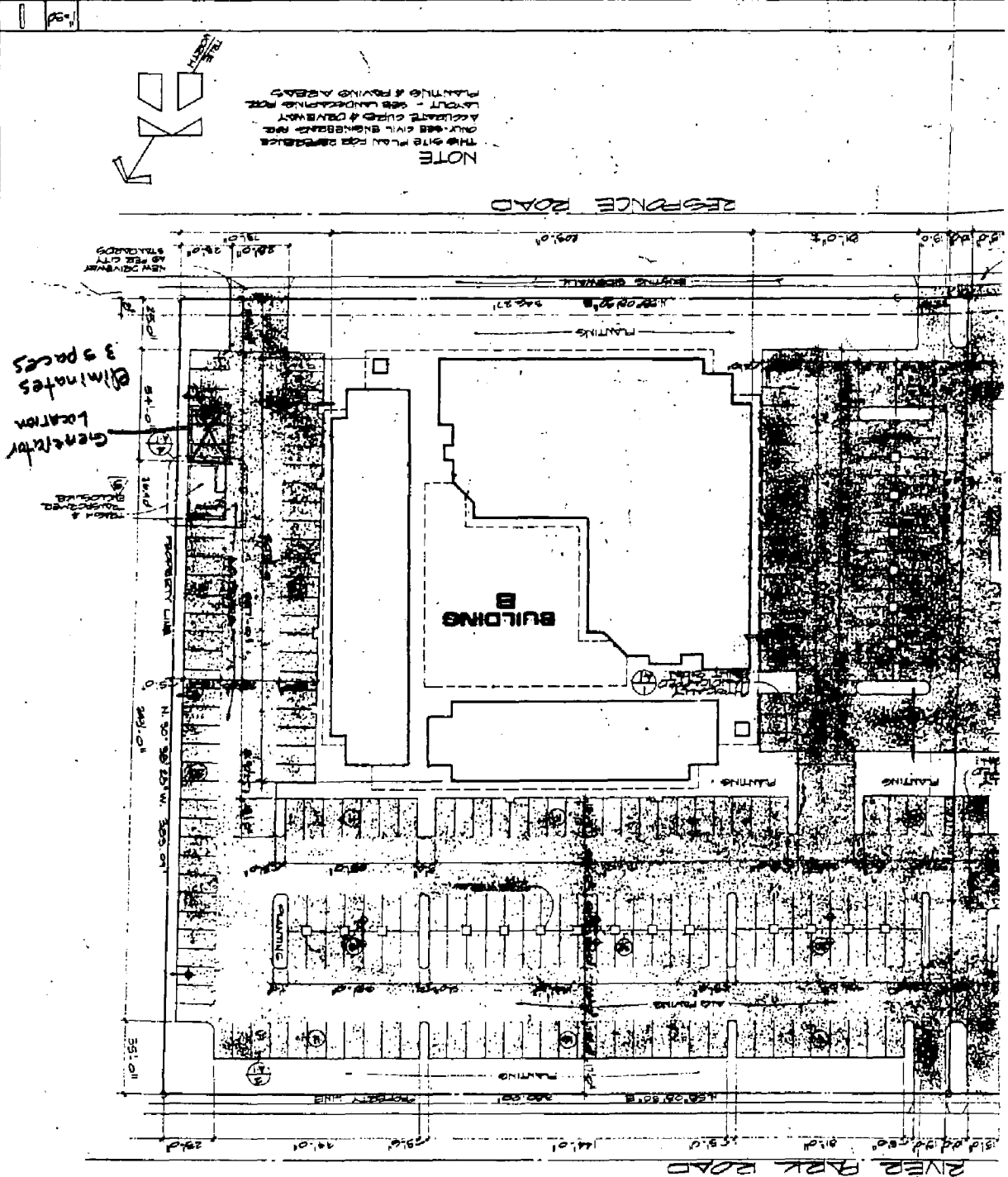
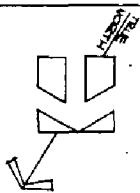
OWNER: POINT WEST APARTMENTS
 4000 WEST AVENUE BLVD.
 NEWPORT BEACH, CALIF. 92660
 ARCHITECT: LEONARD R. RAYBOLD & ASSOCIATES
 24 DUNDAS ST.
 VICTORIA, B.C. CANADA V8V 2C5

ADDRESS: **B**

SOILS ENGR: EDWARD & STEWART ASSOCIATES
 1400 S. GATE COLLEGE BLVD.
 ANAHEIM, CALIF. 92805
 STRUCTURAL: ANHEIM, CALIF. 92805

COVERPAGE: 3/12/96 - ON 6/07/96 FLOOR AREA
 CIVIL ENGR: THE SHARP CORP.
 1700 N. STREET
 CANTONMENT, CALIF. 92614

NOTE
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SEP 24 1975

NO	DESCRIPTION	DATE
1	RED DOTT SIGN	5/17/75
2	ROLL CO. SHEET	5/17/75
3	TRAFFIC SIGNAGE PLAN	5/17/75
4	FINAL SUBMITTAL	5/17/75

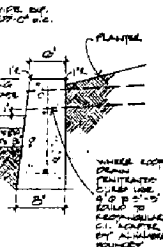
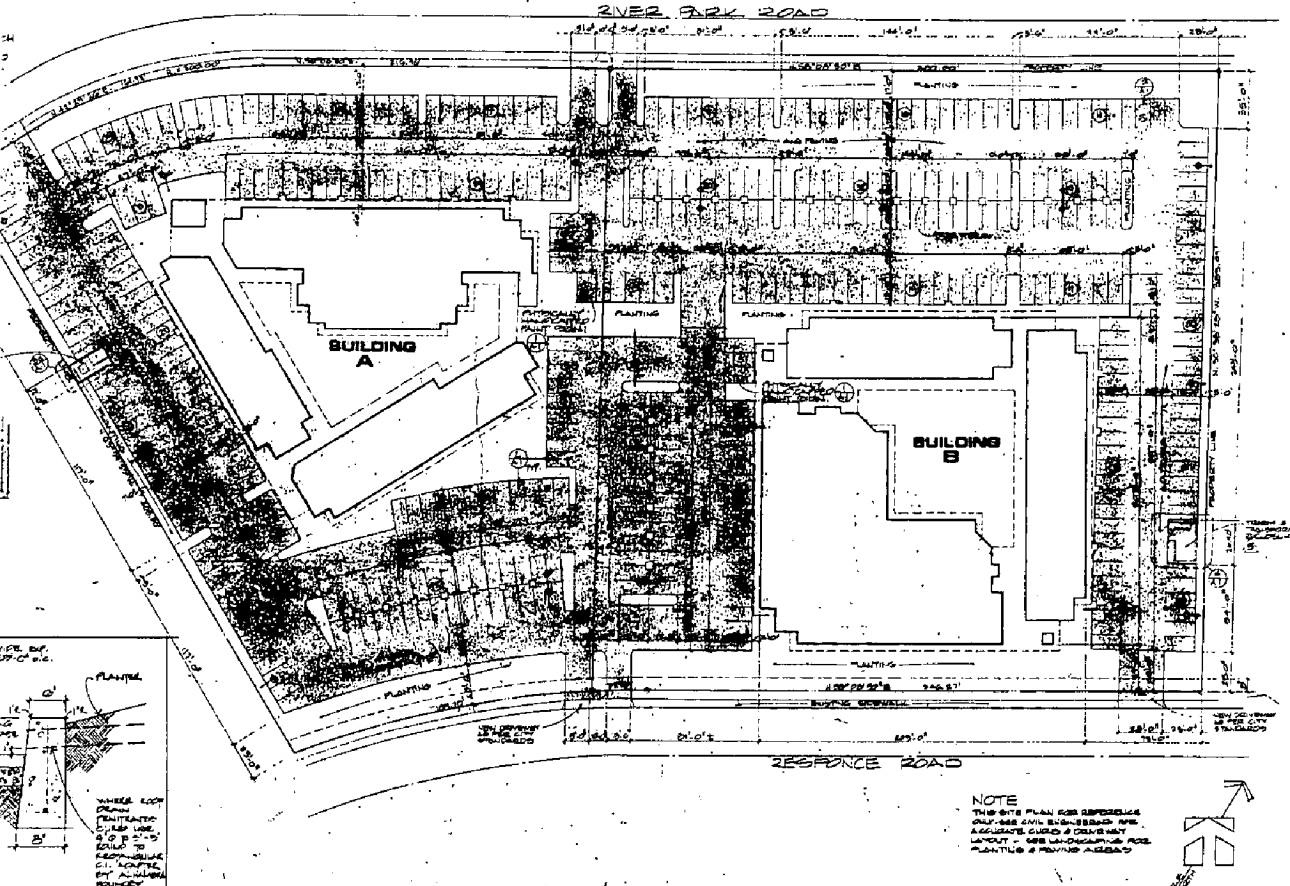
THXA

LEASON & POMEROY

POINT WEST OFFICE

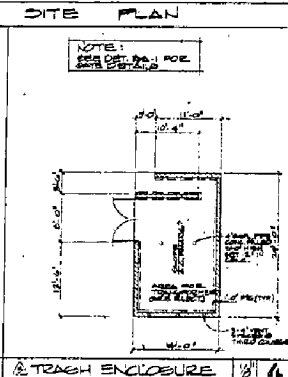
SLICE 21TC 247A

2 1/4" = 1' ON CLAY BLOCK
CONCRETE COURSE
2 1/4" = 1' ON 1/2" HOLLOW
CLAY BLOCK BY GEOTECH
TYPE 2 WALL



NOTE
THIS SITE PLAN FOR REFERENCE
ONLY. SEE CIVIL ENGINEER'S PLAN
FOR ALL DETAILS & DIMENSIONS.
LANDSCAPE - SEE LANDSCAPING FOR
PLANTING & FINISH AREAS.

- WOOD STUD WALL
- MASONRY WALL
- GRID LINE
- SECTION NO.
- SHEET NO.
- DETAIL NUMBER
- SHEET NUMBER
- GRID TYPE
- GRIDWALL SET
- SCREW NUTS
- STEELING BUSH NUMBER
- SHEET NUMBER
- 2 1/4" 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 & POMEROY ARCHITECTS, 2215 S. W. 10TH AVE., DENVER, CO. 80202
FLOOR AREA: NET - 48,204 SQ. FT. TOTAL - 48,204 SQ. FT.	FLOOR AREA: NET - 50,204 SQ. FT. TOTAL - 57,540 SQ. FT.	SOILS ENGR: LONGY ASSOC., P.O. BOX 10340, DENVER, CO. 80202
LOT AREA: 18,770 SQ. FT.	LOT AREA: 148,954 SQ. FT.	STRUCTURAL: EDWARD J. STERNWALT ARCHITECTS & STATE COLLEGE, 1000 UNIVERSITY BLVD., DENVER, CO. 80202
COVERAGE: 30% - ON 60000 FLOOR AREA	COVERAGE: 34 1/2% - ON 60000 FLOOR AREA	CIVIL ENGR: THE SPINNE GROUP, 150 17th STREET, DENVER, CO. 80202
OCCUPANCY: OFFICE USE P OCCUPANCY	OCCUPANCY: OFFICE USE P OCCUPANCY	ELECTRICAL: R.E. HALL & ASSOC., 1770 W. 84th AVE., SUITE 100, DENVER, CO. 80231
CONSTRUCTION: TYPE X 1 HOUR	CONSTRUCTION: TYPE X 1 HOUR	MECHANICAL: RICHARD T. BROWN & ASSOC., 1200 W. 10TH AVE., SUITE 100, DENVER, CO. 80202
FIRE ALARM: X	FIRE ALARM: X	LANDSCAPING: BOB HANCOCK LANDSCAPE ARCHITECTS, 1000 UNIVERSITY BLVD., DENVER, CO. 80202
PARKING: 100 SPACES	PARKING: 207 SPACES	CONTRACTOR: DON WALKER CONSTRUCTION, 1000 UNIVERSITY BLVD., DENVER, CO. 80202
BUILDING CODE: U.B.C. 1975	BUILDING CODE: U.B.C. 1975	

4 TRASH ENCLOSURE

4 JOB STATISTICS

POINT WEST OFFICE PARKING
LEASON & POMEROY ARCHITECTS

LEASON & POMEROY ARCHITECTS

SHEET NO. 4

SEP 24 1975

NO.	DESCRIPTION	DATE
1	CONCEPT PLAN	12/22/74
2	SCHEMATIC DESIGN	1/28/75
3	PRELIMINARY ENGINEERING	2/10/75
4	FINAL ENGINEERING	9/24/75

SITE PLAN/UTILITY MAP/SYMBOLS/PROJECT STATISTICS

DATE: 9/24/75
 SHEET NO. 4
 PROJECT NO. 75-07
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SLICE PLAN

EXHIBIT - A