

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean F. Unger - 700 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	Johan T. Lindstrom - 80 Lynwood Place, Moraga, CA 94556		
PLANS BY	Dean F. Unger, F.A.I.A. - 700 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	8-24-84	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	9-17-84	EIR	ASSESSOR'S PCL NO. 117-01-18

- APPLICATION:**
- A. Environmental Determination
 - B. Amendment of the Centrum PUD Schematic Plan (Section 8-D-8) from a bank building designation (8,000 square feet) to a medical office designation (8,200 square feet)
 - C. Amendment of Centrum PUD Guidelines to exceed 20% maximum lot coverage requirement by 6%
 - D. Amendment of Centrum PUD Guidelines to reduce the 35% minimum landscaping requirement by 13%
 - E. Amendment of Centrum PUD Schematic Plan to allow access from Valley Hi Drive
 - F. Special Permit to develop 8,200 square foot medical office in the PUD

LOCATION: Northwest corner of Valley Hi Drive and Bamford Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct an 8,200 square foot medical office building in the Centrum PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Centrum PUD

1968 Valley Hi Community

Plan Designation: Centrum PUD

Existing Zoning of Site: Vacant

Existing Land Use of Site: C-2(PUD)

Surrounding Land Use and Zoning:

North: Shopping and commercial; C-2

South: Single family and apartments; R-1, R-3

East: Shopping center; C-2

West: Townhouses; R-1A-R

Parking Required: 41 spaces

Parking Provided: 41 spaces

Property Ratio: 1:200

Property Dimensions: 89' x 150'

Property Area: 0.7± acre

Square Footage of Building: 8,200 square feet

Topography: Flat

Street Improvements: Existing

Utilities: To be provided

Exterior Building Colors: Brick, bronze

Exterior Building Materials: Brick, glass, roof tile, stucco

Height of Structure: 16 feet; one-story

Amount of Landscaping: 23%

Building Coverage: 26%

Surfaced Area: 50%

001493

6

BACKGROUND INFORMATION: On June 29, 1982, the City Council approved the Valley Hi Centrum PUD (P82-107). The schematic plan indicated 65,000+ square feet of medical offices, 32,000+ square feet of general office, a 4,800 square foot restaurant and an 8,000 square foot bank. The subject site is the bank portion of the PUD. Subsequently, the PUD schematic plan was amended in order to develop 211 condominium units, the restaurant and bank (P83-244, October 4, 1983). The applicant currently proposes to designate the bank site for medical offices.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is located in the Valley Hi Centrum PUD and is designated PUD on the General Plan and the 1968 Valley Hi Community Plan. The site is designated for office uses in the PUD schematic plan. The site is surrounded by a shopping center on the north and east and residential uses south and west. Kaiser Hospital is currently under construction on the south side of Bruceville Drive, approximately one-quarter mile to the east (see vicinity map). The proposed project is consistent with applicable plans and surrounding uses.
- B. The applicant proposes to redesignate the bank site for medical office uses. Adequate parking is provided at the ratio of onspace per 200 square feet. Kaiser Hospital is currently under construction approximately one-quarter mile east of the subject site. In addition, Methodist Hospital is approximately one mile away. Due to the proximity of existing medical facilities and residential uses, staff supports the requested schematic plan amendment from bank to medical office.
- C. Staff has compared development guidelines for Valley Hi Centrum and those of recently adopted PUD's in the South Natomas and Greenhaven areas. Specifically, both require a minimum of 20% landscaping for one-story offices. Moreover, there are no maximum lot coverage requirements. These modifications are not significant enough to create adverse impacts on the surrounding neighborhood. Staff, therefore, supports the amendment requests to reduce landscaping requirements and increase lot coverage requirements.
- D. The applicant further requests to amend the circulation plan to allow an access off of Valley Hi Drive. The Traffic Engineer has no objection to this revision. The additional access would improve the circulation and reduce the traffic on Bamford Drive. Staff, therefore, supports the request.
- E. According to the PUD guidelines, parking stalls should be 16 feet, with the additional two feet incorporated into landscaping or walkways. A minimum of six bicycle stalls per building is required. 50% of the bicycle parking is to be Class I stalls. These details, as well as trash enclosures, signage and lighting can be reviewed at the building permit stage. Staff notes that the landscaping must meet the 50% shading requirement and that minor modification of the plans may be required.
- F. The applicant proposes a one-story structure of brick veneer, dark bronze aluminum windows and tile roof. Approximately half of the structure will be partitioned off into a waiting room, medical examination rooms and doctors offices. The remainder of the building will be lease medical space. Staff finds this an attractive design that complies with the PUD guidelines.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that the proposed project will not have a significant adverse impact on the environment. A negative declaration has been filed.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Centrum PUD Schematic Plan Amendment for the subject site designated as building 8 on the Schematic Plan from bank designation to medical office designation;
- C. Approval of the Centrum PUD Guidelines to exceed 20% lot coverage requirement by 6%;
- D. Approval of the Centrum PUD Guidelines to reduce the 35% minimum landscaping requirement by 13%;
- E. Approval of the Centrum PUD Schematic Plan to allow access from Valley Hi Drive;
- F. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit

- 1. The parking lot shall meet the 50% shading requirement.
- 2. Parking lot lighting, trash enclosures and signage shall comply with PUD guidelines and be reviewed by planning staff prior to issuance of building permit.
- 3. A minimum of six bicycle parking spaces shall be provided. 50% shall be Class I.
- 4. The project shall comply with requirements of the Centrum PUD Guidelines.

Findings of Fact - Special Permit

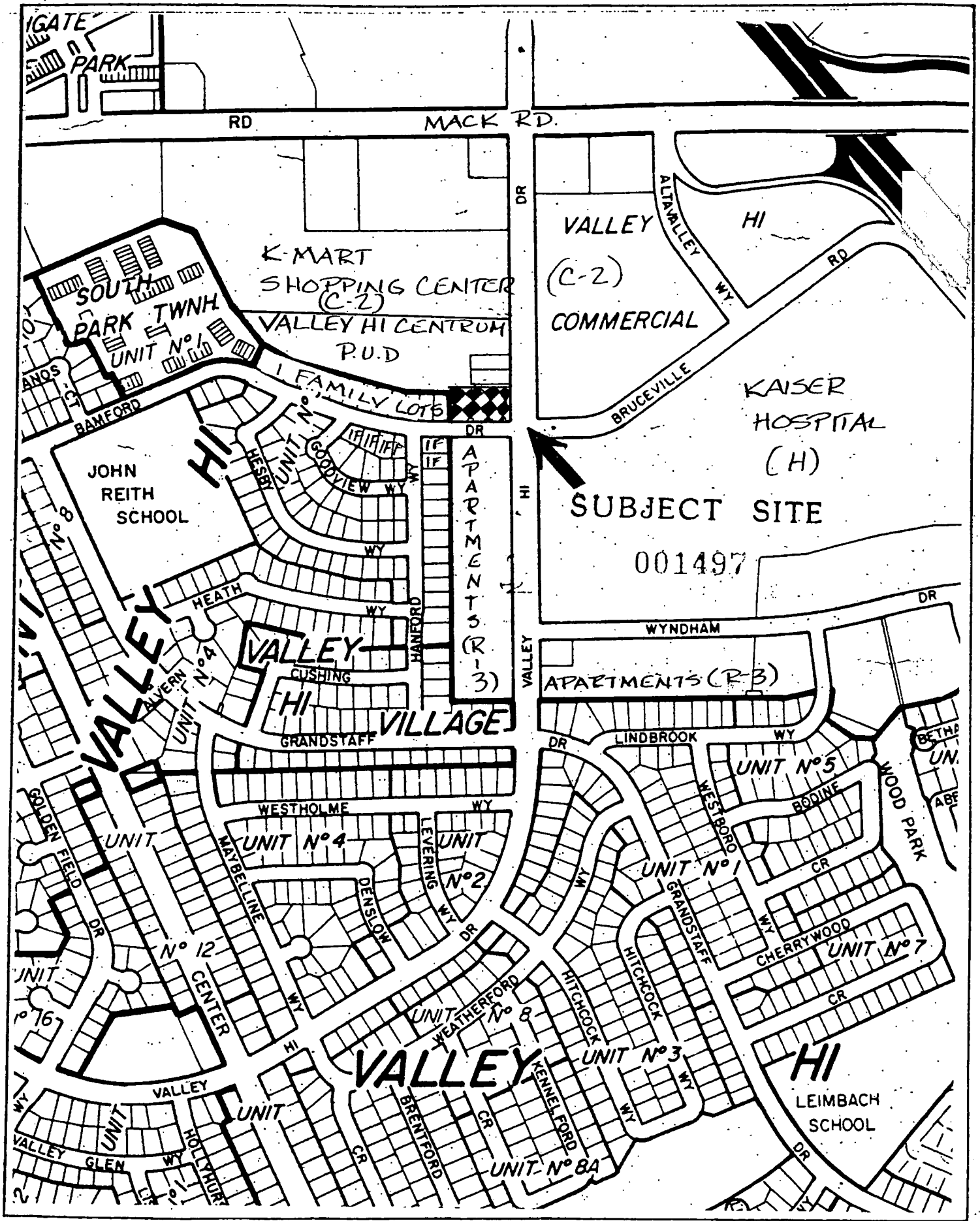
001495

- 1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking and shading are provided;
 - b. it is located near existing and developing medical facilities.
- 2. The project, as conditioned, will not be injurious to surrounding properties in that:
 - a. it will be a logical transition from commercial uses to the north and east and residential to the south and west;
 - b. it will provide for the convenient location of medical facilities.



3. The project is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site Centrum PUD. The PUD designates the site for office uses.

001496



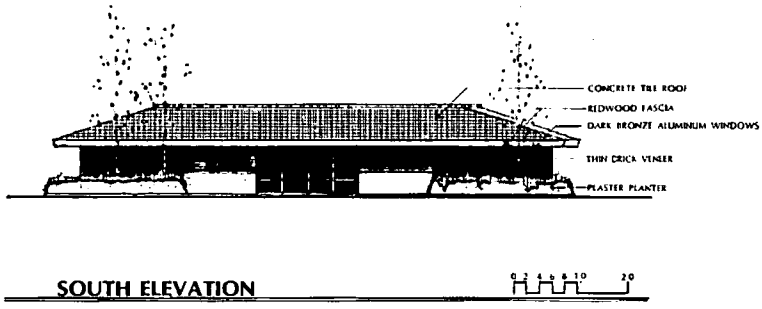
VICINITY - LAND USE - ZONING

PG4-332

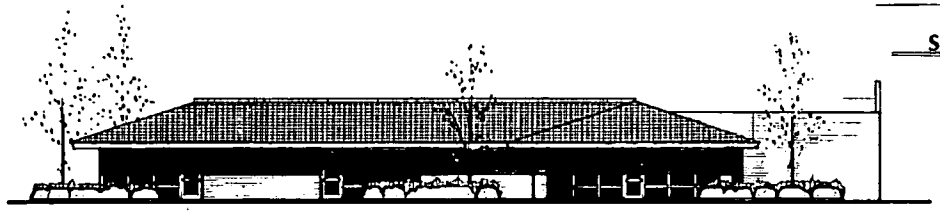
9-27-84

ITEM NO. 40

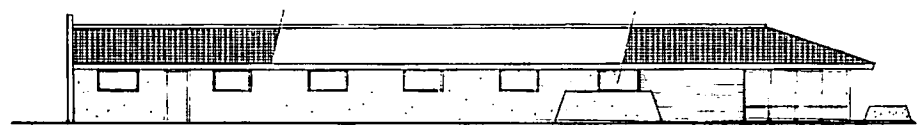
001493



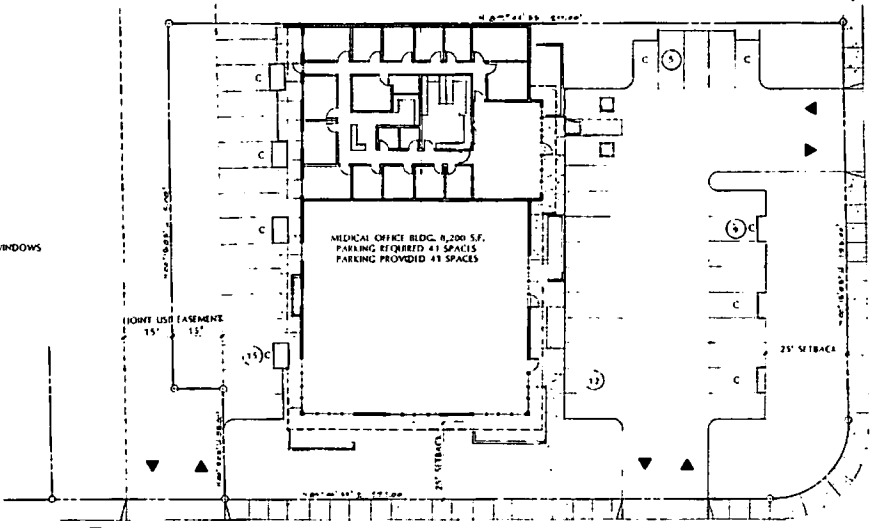
SOUTH ELEVATION



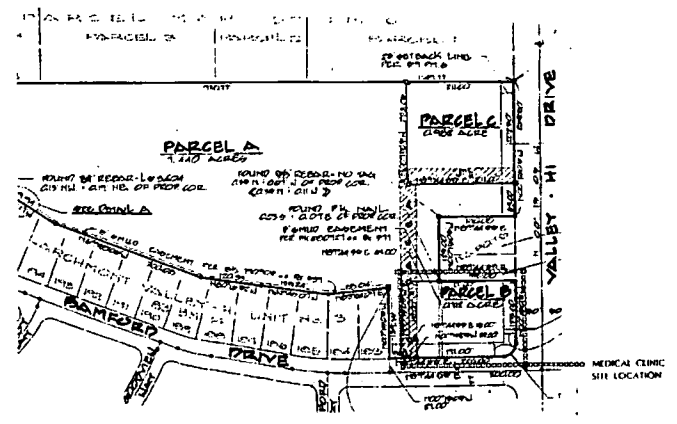
EAST ELEVATION



WEST ELEVATION



SITE PLAN / FLOOR PLAN



SITE LOCATION PLAN

VALLEY HI DRIVE

BAMFORD DRIVE

DEAN F. UNGER
AIA INC
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento California 95816
916-443-5217

MEDICAL CLINIC OF SACRAMENTO
SOUTH AREA CLINIC
VALLEY HI DRIVE & BAMFORD DRIVE
SACRAMENTO, CALIFORNIA

revisions
This drawing is not final and it not to be used for construction until signed by the Architect.

architect
drawn by DRU
checked by DRU
job no. 4-84
date 8-22-84
drawing no.

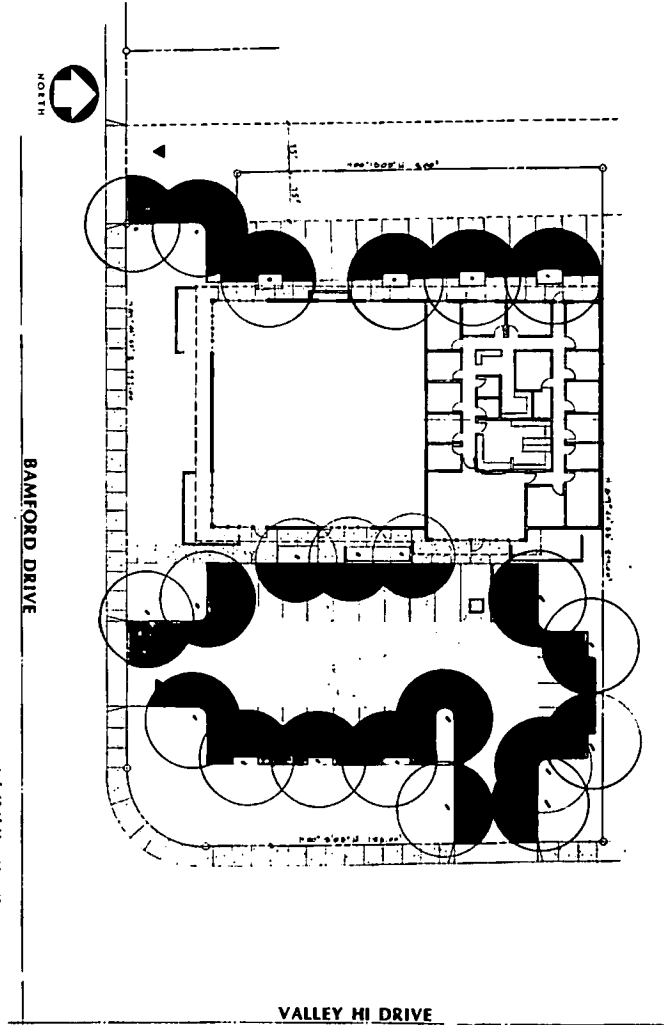
1

sheet title
sheet no

of sheets

12

001499



SHADE STUDY

SHADE AREA CALCULATIONS

Calculations based on 15' tree canopy pattern

Total paved surface area	11,116 sq ft
Total area shaded provided	1,150 sq ft
% of paved surface provided	10.35%
50' trees	5 x 500 = 2,500
75' trees	5 x 545 = 2,725
50% shade	5 x 176.75 = 883.75
25% shade	5 x 141.25 = 706.25
Total shade	5 x 141.25 = 706.25

USE SPECIES: 50' - 75' - 50' - 75'

50' - 75' - 50' - 75'

50' - 75' - 50' - 75'

50' - 75' - 50' - 75'

**MEDICAL CLINIC OF SACRAMENTO
SOUTH AREA CLINIC**

VALLEY HI DRIVE & BAMFORD DRIVE
SACRAMENTO, CALIFORNIA

DEAN E. UNCR
AIA INC
ARCHITECTURE AND
ENGINEERING
100 Alameda Blvd
Sacramento, California 95816
(916) 441-2321

084-332

13 9-27-84

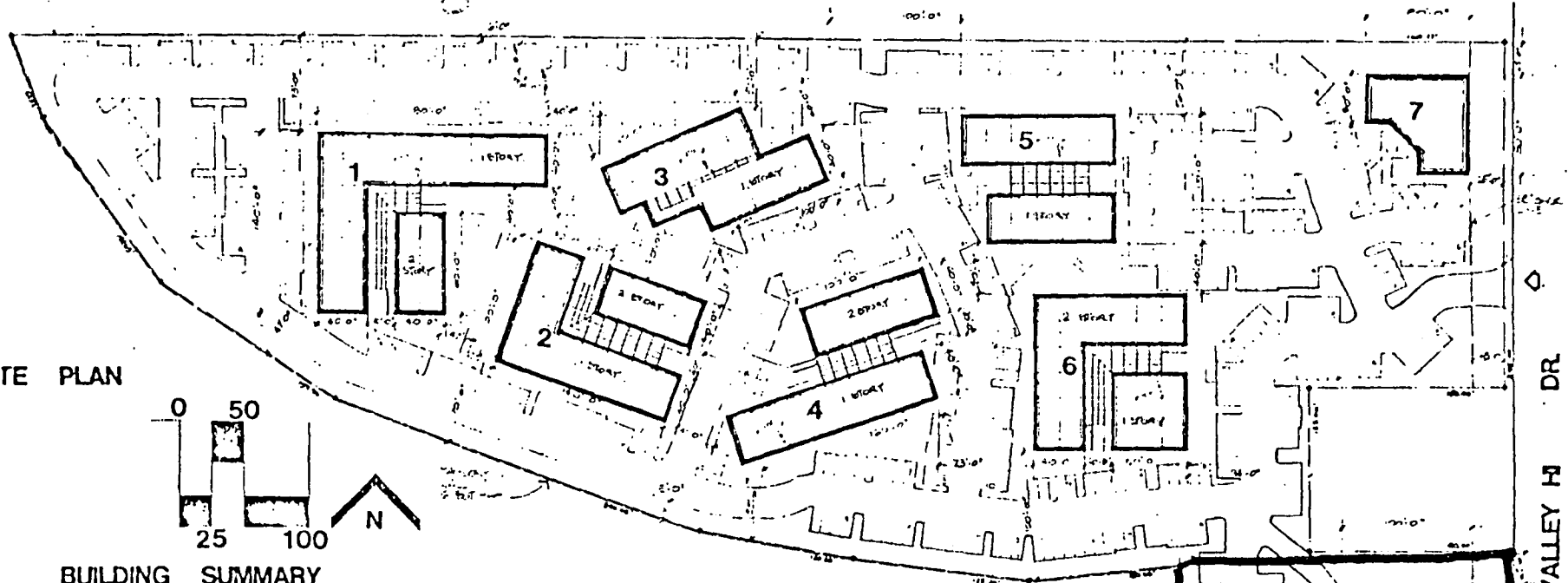
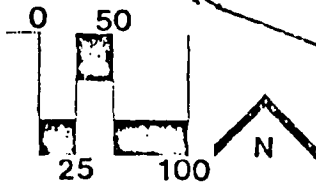
FROM NO 40

001500

SITE SUMMARY

PARKING LOT AREA
 PAVED AREA 177,700
 SHADED AREA OF PAVEMENT 88,850
 154 COMPACT CAR

SITE PLAN

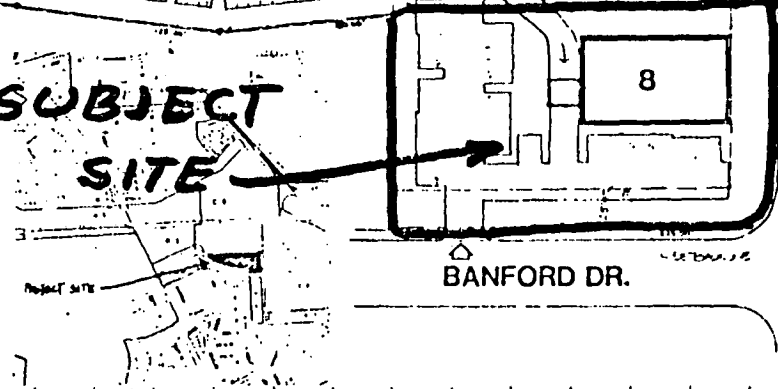


BUILDING SUMMARY

1	MEDICAL	21000
2	MEDICAL	10560
3	MEDICAL	9600
4	MEDICAL	17480
5	OFFICE	10000
6	OFFICE	21620
7	RESTAURANT	4800
8	BANK	8000

		PARKING	
		REQ	PROV
64640	323		
31620	79		
	80		
	32		
109060	514	514	

SUBJECT SITE

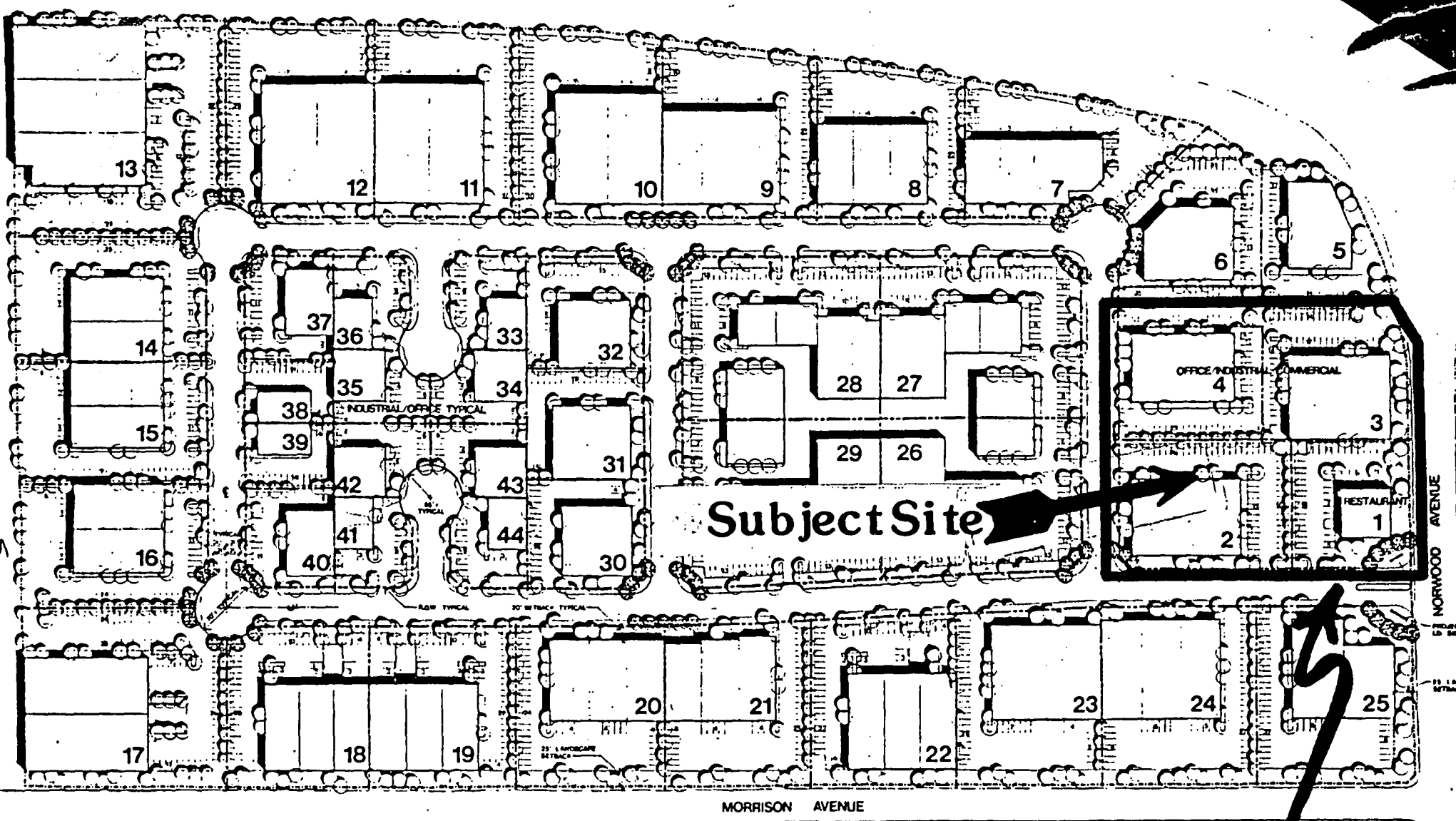


VALLEY HI CENTRUM ORIGINAL SCHEMATIC PLAN



THE SPIX CORPORATION

OFFICE COMPLEX
VALLEY HI DR.



P.U.D. SCHEMATIC PLAN AMENDMENT FROM RESTAURANT TO OFFICE

NORWOOD TECH BUSINESS PARK

SACRAMENTO, CA.

DEVELOPER: HATHAWAY / CHAMBERLAIN - BANCHERO

001501

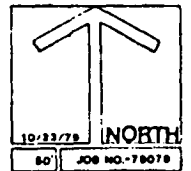


EXHIBIT A-1