



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 28, 1991

BUILDING INSPECTIONS
916-449-5716

Special Permit Modification

PLANNING
916-449-5604

APPLICATION: Planning Director's Modification to allow a 500± square foot office addition to an two story office building located on 3.2± developed acres in the Office Building Point West Planned Unit Development (OB PUD) zone.

LOCATION: 1851 Heritage Lane

OWNER: Marin County Employee's Retirement Association-Woodmont Properties, 1851 Heritage Lane #265, Sacramento, CA 95815

APPLICANT: Robinson Mills + Williams, 2331 Alhambra Boulevard #100, Sacramento, CA 95817

SUMMARY: The applicant is requesting a special permit modification to allow an existing 500± square foot balcony to be enclosed for additional office area for the existing office building. The proposed office addition will be located on the south side of the subject property adjacent to Response Road.

BACKGROUND INFORMATION: On July 22, 1976, the City Planning Commission approved a special permit (P7349) for an office building at the northwest corner of Response Road and Heritage Lane.

ANALYSIS: The applicant has requested a 500± square foot expansion (less than a 1% increase) to the existing 56,615± square foot office complex in order to provide additional office area and an enclosed connection between two office buildings. The existing office buildings is stucco and wood siding with aluminum storefront windows and a built up plywood roof with composition shingle. The proposed expansion will be constructed to match the existing building materials and colors. The subject site is located within the Point West Planned Unit Development which has an architectural review committee. Planning staff will notify the committee of the director's decision to allow the expansion. The applicant has agreed to incorporate any conditions that the committee may impose into the building design.

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The existing development requires 224 parking spaces and there are currently 234 parking spaces existing on the subject site. The proposed expansion will create a need for a 2 parking spaces on the subject site. As there are currently 10 surplus parking spaces on the subject site staff has no objections to the proposed office expansion.

RECOMMENDATION: Staff recommends the Planning Director approve the special permit modification to allow the enclosure of a 500± square foot balcony which connects two office buildings in order to provide additional office area subject to conditions and based upon findings of fact which follow.

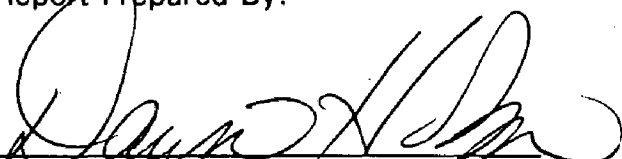
Conditions

1. The proposed addition shall be constructed as shown on the attached plans;
2. The applicant shall obtain all necessary building permits prior to construction; and
3. Prior to issuance of building permits the applicant shall incorporate any design changes that may be required by the Point West Architectural Review Committee into the plans.

Findings of Fact


1. The project, as conditioned, is based upon sound principles of land use in that the proposed office addition is compatible with the existing office building and surrounding office buildings.
2. The project, as conditioned, will not be detrimental to the public welfare in that adequate setbacks, landscaping and parking is provided for the proposed office addition.
3. The enclosure of the existing balcony area to allow for additional office area which is consistent with the General Plan which designates the site as Regional Commercial and Offices and the Point West PUD Schematic Plan which designates the site for office use.

Report Prepared By:


 Dawn Holm, Assistant Planner

10/30/91
 Date

Recommendation Approved By:


 Gary Stonehouse, Planning Director

11-3-91
 Date



